

ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION
May 8th, 2025
REGULAR MEETING - 6:00 PM

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

April 24th, 2025 , Regular Meeting

Documents:

[MIN-PC-2025-04 -10 DRAFT 042425.PDF](#)

4. Public Hearing

We are receiving public comments by phone and online through Zoom. Citizens are limited to two (2) minutes for comments.

Dial: 669-900-9128 **Meeting ID:** 850 0692 6089 **Passcode (if needed):** 168703

Link: [HTTPS://US02WEB.ZOOM.US/J/85006926089?PWD=YITTVNVSSJHPWW9DSUNSMKZXK0TVUT09](https://us02web.zoom.us/j/85006926089?pwd=YITTVNVSSJHPWW9DSUNSMKZXK0TVUT09)

Please note that when joining the meeting, you will be placed in a waiting room and will be added to the meeting by the moderator. Your comments will be recorded and on YouTube.

To have your written comments considered for the public hearing portion of the electronic meeting, please fill out the form found here: [HTTPS://BIT.LY/PCCOMMENTFORM](https://bit.ly/PCCOMMENTFORM)

You must submit your comments by 5:00 PM on the date of the meeting. Please limit your comments to 400 words.

- 4.1. Public Hearing, Consideration, And Possible Recommendation Of Ordinance 2025-07: An Ordinance Amending The Moab Municipal Code, Title 16 Subdivisions, To Comply With Land Use Authority Designations And Resulting Final Mylar Plat Signature Authorizations, Removing The City Of Moab Planning Commission And City Council.

Public Hearing, briefing, and possible action

Documents:

[SUBDIVISION AMENDMENT ORDINANCE 2025-07_PC AGENDA SUMMARY 050825.PDF](#)
[EXHIBIT 1_DRAFT ORDINANCE 2025-07_SUBDIVISION TITLE 16 UPDATE 050825.PDF](#)

EXHIBIT 2_MOAB MUNICIPAL CODE 16.16.030 AMENDMENT REDLINE DRAFT CPS 050825.PDF
EXHIBIT 3_MOAB MUNICIPAL CODE 16.16.030 AMENDMENT CLEAN DRAFT CPS 050825.PDF
EXHIBIT 4_PUBLIC HEARING NOTICE_SUBDIVISION TEXT AMENDMENT_ORDINANCE 2025-07
050825.PDF

5. Action Item

- 5.1. Consideration And Possible Approval Of Planning Resolution #08-2025, A Planning Resolution Approving The Off-Site Parking Agreement For The Expedition Eighty8 Restaurant On Property Located At 477 S Main Street, Moab, UT 84532.

Discussion and Possible Action

Documents:

EXPEDITION EIGHTY8 RESTURANT OFFSITE PARKING AGREEMENT PC AGENDA SUMMARY
050825.PDF
EXHIBIT 1_PLANNING RESOLUTION 0008-2025 EXPEDITION EIGHTY8 RESTURANT OFFSITE
PARKING AGREEMENT_050825.PDF
EXHIBIT 2_VICINITY MAP_EXPEDITION EIGHTY8 RESTURANT OFFSITE PARKING
AGREEMENT_050825.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_EXPEDITION EIGHTY8 RESTURANT OFFSITE PARKING
AGREEMENT_060823.PDF
EXHIBIT 4_SITE PLAN_EXPEDITION EIGHTY8 RESTURANT OFFSITE PARKING
AGREEMENT_050825.PDF
EXHIBIT 5_FLOOR PLANS_EXPEDITION EIGHTY8 RESTURANT OFFSITE PARKING
AGREEMENT_050825.PDF
EXHIBIT 6_APPROVED LOT LINE ADJUSTMENT RADCLIFFE HOTEL PHASE II_EXPEDITION
EIGHTY8 RESTURANT OFFSITE PARKING AGREEMENT_050825.PDF
EXHIBIT 7_PROPOSED LOT LINE ADJUSTMENT FOR PARKING LOT REDESIGN_EXPEDITION
EIGHTY8 RESTURANT OFFSITE PARKING AGREEMENT_050825.PDF
EXHIBIT 8_LETTER TO PLANNING COMMISSION_.PDF

- 5.2. Consideration And Possible Approval Of Planning Resolution No. 09-2025, A Resolution Approving The Lost Springs Condominium Plat, On Property Located At 238 S 400 E Moab, UT 84532

Discussion and Possible Approval

Documents:

LOST SPRINGS CONDOMINIUM FINAL PLAT PC AGENDA SUMMARY 050825.PDF
EXHIBIT 1_PLANNING RESOLUTION 0009-25_LOST SPRINGS CONDOMINIUM FINAL
PLAT_050825.PDF
EXHIBIT 2_VICINITY MAP_LOST SPRINGS CONDOMINIUM FINAL PLAT_050825.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_LOST SPRINGS CONDOMINIUM FINAL PLAT_050825.PDF
EXHIBIT 4_APPROVED SITE PLAN_LOST SPRINGS CONDOMINIUM FINAL PLAT_050825.PDF
EXHIBIT 5_LOST SPRINGS CONDOMINIUMS DRAFT SURVEY PLAT_LOST SPRINGS CONDOMINIUM
FINAL PLAT_050825.PDF
EXHIBIT 7_FINAL PLAT MATRIX_LOST SPRINGS CONDOMINIUM FINAL PLAT_050825.PDF

6. Discussion Item

- 6.1. Discussion On Draft Ordinance Text Amendment: EV Readiness

Briefing and discussion

Documents:

25 5MAY_EV READY AGENDA SUMMARY.PDF
25 5MAY_EV READY ORDINANCE DRAFT.PDF

7. Future Agenda Items

8. Adjournment

Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: www.moabcity.org

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
April 10, 2025

Call to Order and Attendance: Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=Pxsyi8Cv_9s. Commission Chair Kya Marienfeld called the meeting to order at 6:00 p.m. Commission Members Miles Loftin, Jill Tatton and Carolyn Conant were in attendance. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, City Council liaison Luke Wojciechowski and one member of the public also attended.

Approval of Minutes: Commission Member Tatton made a correction. Commission Member Loftin moved to approve the draft minutes of the March 27, 2025, Regular Planning Commission meeting with the amendment that Loftin moved to approve those minutes, with a second by Commission Member Tatton. Commission Member Tatton seconded the motion. The motion passed unanimously.

Lionsback Resort Phase II Final MPD and Phasing Plan Major Change Amendment—Positive Recommendation to Council

Presentation and Discussion: Associate Planner Blanco corrected the resolution number in the packet. Community Development Director Shurtleff explained the Master Planned Development (MPD) background and the strategy to separate a future hotel phase. He said the platting would be conducted as construction ensues and revenues are actualized. He said the Hells Revenge off-road vehicle trail would remain accessible. Shurtleff described the 2008 preliminary approval for the entire site, which generated an overarching plan with all development entitlements and rights in effect at that time. He explained that the final approvals are administrative and ensure that development materials as well as platting meet the City's administrative approval and statute requirements. He briefly reviewed the history of the agreements, along with a mention of litigation that ensued for several years. Shurtleff reiterated that the current action seeks to approve the Phase II plan and plat of the originally approved plan for the full scope of the project. Commission Chair Marienfeld clarified that 42 units are anticipated for approval at this time. Commission Members mentioned the large scope of the project. Marienfeld outlined the decision before the Planning Commission to recommend to City Council for approval, with the requirement that the developer resolve any outstanding development requirements of staff, or to table action to a future meeting, or to make a negative recommendation to Council with reason. Shurtleff explained the development team was working to resolve City concerns regarding utilities. Shurtleff said the Commission's decision was a combination of the subdivision review processes which meet requirements for the recording of individual parcels, the subdivision improvement agreement (SIA), and ensuring adequate infrastructure is in place so no impacts will be absorbed by the City. He went over water, sewer, streets and other elements. He spoke about open space requirements in place, due to the sensitive area resort (SAR) zoning. He said staff support a positive recommendation. The developer's representative stated the SAR and MPD requirements were developed for this project.

Motion and Vote: Commission Member Loftin moved to forward a positive conditional recommendation to Council for **Resolution 05-2025**, a resolution approving the Lionsback Resort Phase 2 final MPD and phasing major change amendment for property located at 1353 Sand Flats Road Moab Utah 84532 with the following conditions: that all outstanding comments be addressed to the satisfaction of the Moab city engineer and planning coordinator prior to building permit application approval including all references in exhibit 8 for all outstanding design review team (DRT) comments. Commission Member Tatton seconded the motion.

Future Agenda Items: Shurtleff stated the electrical vehicle readiness plan, and the water shortage plan would return to the Commission for review. He announced upcoming phasing and platting considerations. Commission Chair Marienfeld requested more time to review materials before consideration of the Lost Springs application.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:53 p.m.



CITY OF MOAB PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: May 8, 2024
Applicant: Moab City Council
Planner/staff: Cory Shurtleff, Community Development Director
Project Type: Subdivision Ordinance Update Text Amendment
Areas Affected: All of the City of Moab

SUBJECT: Proposed amendments to the Moab Municipal Code, Title 16 Subdivisions, to comply with land use authority designations and resulting final mylar plat signature authorizations, removing the City of Moab Planning Commission and City Council, as these bodies no longer review these approval actions.

ATTACHMENTS:

Exhibit 1: Draft Ordinance 2025-07
Exhibit 2: Draft Redline_MMC 16.16.030
Exhibit 3: Draft Clean_MMC 16.16.030
Exhibit 4: Public Hearing Notice_Ordinance 2025-07

RECOMMENDATION: Recommend approval of the redlined amendments to Moab Municipal Code, Title 16, including any direct changes to text from the Planning Commission, broad concepts the Planning Commission would like the Council to consider in more depth, and subject to technical and nonsubstantive review from staff and legal counsel.

SUMMARY & BACKGROUND

In 2023 and 2024, the Utah State Legislature adopted S.B. 174 and H.B. 476, which amend and establish various land use and development requirements for municipalities and counties, including subdivision application review procedures. S.B. 174 includes sweeping changes and definitional changes that previously were not imposed on municipalities. H.B. 476 includes both practical and definitional changes, with clarifying language about subdivision improvement plans and review cycles. The City previously adopted certain changes aimed at providing compliance with S.B. 174. Additional revisions were necessary and appropriate based on clarifications with H.B. 476 and subsequent legal review, which were then accommodated in Ordinance 2024-05. Upon application of the new subdivision ordinance, it was observed that the signature authorizations from the City of Moab Planning Commission and City Council were still required on the final mylar plat, despite no longer being review or approval authority. This Ordinance will

remove these required signatures and maintain those required from the Administrative Land Use Authority.

Planning Commission Review Procedure and Criteria:

The Moab City Council is the legislative authority for the subdivision and related ordinances text amendments. The Council cannot amend the ordinances without first submitting the amendments to the City of Moab Planning Commission for the Planning Commission's recommendation. The Planning Commission must hold a public hearing, review the proposed revisions, and recommend an action to the Council. The Council must then hold a public meeting after which it may adopt, adopt with revisions, or reject the proposed text amendments recommended by the Planning Commission.

A text amendment can be approved if it is reasonably debatable that the decision could promote the public welfare. It is not necessary to show that the decision actually promotes the public welfare, or is the best alternative, as long as it is reasonably debatable that the public could benefit from the decision. Similarly, a text amendment can be denied if it is reasonably debatable that the decision could detrimentally impact the public welfare.

Planning Commission Task:

The Planning Commission will review the proposed amendments and make a recommendation to the City Council to either approve, deny, or modify the proposed subdivision ordinance. If any changes are proposed and inserted by the planner and attorney, the City Council will then vote on the final version of the subdivision ordinance.

CITY OF MOAB

ORDINANCE NO. 2025-07

DATE: _____, 2025

**AN ORDINANCE AMENDING TITLE 16, MOAB MUNICIPAL CODE, REGARDING
SUBDIVISION PROVISIONS AND PROCEDURES**

RECITALS

WHEREAS, Moab is a municipality and has authority to regulate subdivisions in general pursuant to Utah Code Ann. Subsection 10-9a-601 et seq.; and

WHEREAS, revisions to the existing subdivision and land use ordinances of the City of Moab are required to comply with Senate Bill 174 (2023) and House Bill 476 (2024); and

WHEREAS, the City of Moab, through its Council, has authority to adopt subdivision regulations and procedures pursuant to Utah Code Ann. § 10-9a-601 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Chapter 9a, Utah Code, to establish an administrative land use authority for subdivisions and other provisions as necessary and appropriate to comply with Senate Bill 174 (2023) and House Bill 476 (2024); and

WHEREAS, the Moab City Council deems it necessary to amend its ordinances accordingly, and for the protection and preservation of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council, Moab, Utah as follows:

1. Title 16, Subdivision Ordinance, of the Moab Municipal Code is amended to require only signature authorizations on the final mylar plat from the appropriate Administrative Land Use Authority, excluding the City of Moab Planning Commission and City Council, who no longer review or approve these administrative platting actions; as shown on **Attachment A** to this Ordinance.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction. Staff are authorized and directed to make such non-substantive changes and take other actions required to finalize, post, and publish this Ordinance.

4. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

[execution on following page]

PASSED AND ADOPTED this ____ day of _____ 2025.

CITY OF MOAB

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Kaitlyn Myers	voting ____
Council Member Colin Topper	voting ____
Council Member Tawny Knuteson-Boyd	voting ____
Council Member Jason Taylor	voting ____
Council Member Luke Wojciechowski	voting ____

(Complete as Applicable)

Date ordinance summary was posted to the Moab City website, the Utah Public Notice Website, and in a public place within Moab City per Utah Code §10-3-711: _____

Effective date of ordinance: _____

SUMMARY OF
MOAB MUNICIPAL
ORDINANCE NO. 2025-07

On _____, 2025, the City Council of Moab, Utah enacted Ordinance No. 2025-07, amending its subdivision final plat procedures as set forth in Title 16 of the Moab Municipal Code, specifically amending the signature authorities required on the final mylar plat, removing the City of Moab Planning Commission and City Council.

CITY OF MOAB

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Kaitlyn Myers	voting ____
Council Member Colin Topper	voting ____
Council Member Tawny Knuteson-Boyd	voting ____
Council Member Jason Taylor	voting ____
Council Member Luke Wojciechowski	voting ____

A complete copy of Ordinance No. 2025-07_ is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

ATTACHMENT A

16.16.030 Standard forms to be included.

The final plat shall contain the following:

- A. A registered professional engineer's or land surveyor's "Certificate of Survey";
- B. The owner's "Certificate of Dedication";
- C. A notary public's "Acknowledgement";

~~D. The City Planning Commission's "Certificate of Approval";~~

~~E.~~ D. The City Engineer's "Certificate of Approval";

~~F.~~ E. The utility supervisor's "Certificate of Approval";

~~G.~~ F. The City Attorney's "Certificate of Approval";

~~H. The City Council's "Certificate of Approval";~~

~~I.~~ G. Certificate of filing to be completed by county recorder;

~~J.~~ H. The Planning Coordinator's "Certificate of Approval." (Ord. 24-05 § 1 (Att. A), 2024)

The Moab Municipal Code is current through Ordinance 25-01, passed January 28, 2025.

Disclaimer: The City Recorder's Office has the official version of the Moab Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: moabcity.org](http://moabcity.org)

[City Telephone: \(435\) 259-5121](tel:(435)259-5121)

[Hosted by General Code.](#)

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- F. The City Attorney's "Certificate of Approval";
- G. Certificate of filing to be completed by county recorder;
- H. The Planning Coordinator's "Certificate of Approval." (Ord. 24-05 § 1 (Att. A), 2024)

The Moab Municipal Code is current through Ordinance 25-01, passed January 28, 2025.

Disclaimer: The City Recorder's Office has the official version of the Moab Municipal Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

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[Hosted by General Code.](#)

CITY OF MOAB
PUBLIC HEARING

PROPOSED ORDINANCE 2025-07

The City of Moab Planning Commission will hold a Public Hearing on Thursday, May 8, 2025, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this hearing is to solicit public input on proposed Ordinance 2025-07, An Ordinance Amending Moab Municipal Code, Title 16, Subdivisions. The proposed amendments remove the required certificate of approval signatures for the City Council and the Planning Commission on the Final Plat. The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday. The public or any interested parties may present written or oral testimony to the Moab City Planning Commission concerning the proposed action at the aforementioned time and place.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Certificate of Posting

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on April 29th, 2025.

Posted on the Moab City's website - www.moabcity.org on April 29th, 2025.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on April 29th, 2025.

/s/ Cory Shurtleff

Community Development Director

Moab Planning Commission Agenda Item
Radcliffe Hotel: Off-Site Parking Agreement
Meeting Date: May 8, 2025

Title: Consideration and Possible Approval of Planning Resolution #08-2025, A Planning Resolution Approving the Off-Site Parking Agreement for the Expedition Eighty8 Restaurant on Property Located at 477 S Main Street, Moab, UT 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Johanna Blanco, Associate Planner

Attachment(s):

Exhibit 1: Draft Planning Resolution #08-2025

Exhibit 2: Vicinity Map

Exhibit 3: Recorded County Plat

Exhibit 4: Site Plan

Exhibit 5: Floor Plan

Exhibit 6: Approved Lot Line Adjustment for Radcliffe Phase II

Exhibit 7: Proposed Lot Line Adjustment for Parking Lot Redesign

Exhibit 8: Radcliffe Hotel Off-Site Parking Agreement

Options:

1. Approve Moab Planning Resolution #08-2025, with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Off-Site Parking Agreement Request, giving specific findings for the decision.

Recommended Motion: I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution #08-2025, A Planning Resolution Approving the Off-Site Parking Agreement Request for the Expedition Eighty8 Restaurant on Property Located at 477 S Main Street, Moab, UT 84532 conditional upon City attorney review and approval of the Off-Site Parking Agreement, with the following conditions;

1. Attorney approval of Off-Site Parking Agreement.

Background:

Moab City Planning Commission conditionally approved Resolution #07-2023, a Shared Parking Agreement for the Radcliffe Hotel.

The applicant then decided to pursue a lot line adjustment and parking lot redesign, which is currently moving through the DRT process.

Most recently, the applicant met with City staff to revisit the original Special Exception in order to add the Eating Establishment use to the property while the lot line adjustment and parking lot redesign are underway.

The owner agent of record, Rob Radcliffe, for 471 S Main Street & 481 S Main Street, Moab UT 84532, submitted the Special Exceptions Application and materials for the Radcliffe Hotel Off-Site Parking Agreement on April 30th, 2025. At this time, the request for an Off-Site Parking Agreement Special Exception has been submitted for review by the Moab City Planning Commission on May 8, 2025.

Project Description:

Location: 471 S Main Street & 481 S Main Street, Moab UT 84532

Property Owner: The Radcliffe Hotel LLC, Moab Desert Plaza LLC, Rob Radcliffe

Applicant: Rob Radcliffe

Parcel: 01-0001-0026 (35517.9 sf); 01-0001-0022 (69974.3 sf)

Zoning: C-3 Central Commercial Zone

Proposed Use: Hotel & Commercial Eating Establishment

Parking: 8 off-site parking spaces for Eating Establishment Use

Narrative Summary:

The Expedition Eighty8 restaurant in the Radcliffe Hotel would like to change its use from amenity to full service, enabling advertising to those not staying at the hotel. Changing the use of the Eating Establishment (Restaurant) from amenity to full service triggers additional parking space requirements. In order to comply with the new requirements, the applicant has chosen to pursue an Off-Site Parking Agreement with the neighboring lot.

The Restaurant occupies 1,541 square feet, which requires 8 parking spaces. The applicant is requesting that the 8 spaces be granted a Special Exception by way of an Off-Site Parking Agreement.

Process: Off-street Parking and Loading – Location and control facilities. Shared Parking or Off-Site Parking

Section 17.09.230 of the Moab Municipal Code (MMC) regulates the Off-Street Parking and Loading – Location and control facilities. Subsection 17.09.230.A. Shared Parking Facilities, permits the Planning Commission to approve requests for shared parking or off-site parking subject to conditions.

*17.09.230**Off-street parking and loading--Location and control of facilities.*

The off-street parking facilities required by this title shall be located on the same lot or parcel of land as the use they are intended to serve except for approved shared parking, payment-in-lieu of parking or off-site parking.

A. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, when peak uses or seasonal uses vary, and that shared parking lots be located within three hundred feet of all businesses being served by such lots. Requests for shared parking or off-site parking are subject to conditional use approval of the Moab Planning Commission. The minimum conditions and submittals for shared parking and off-site parking requests shall include the following:

- 1. Proposal must show sufficient evidence that there will be no substantial conflict in the periods of peak demand of uses for which shared-parking is proposed;*
- 2. A site plan showing the number and location of proposed parking spaces, location and size of buildings, parcel boundaries, streets, sidewalks, driveways and curb cuts must be submitted;*
- 3. Off-site parking may be used only for hotels and motels that provide valet service. Proof of valet service must be submitted;*
- 4. A written agreement executed by all parties concerned shall be filed with the Moab City Recorder.*

17.09.220 Off-street parking and loading – Number of spaces.

L. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of floor area.

CITY OF MOAB PLANNING RESOLUTION NO. 08-2025

A RESOLUTION APPROVING THE OFF-SITE PARKING AGREEMENT FOR THE EXPIDITION EIGHT8 RESTURANT ON PROPERTY LOCATED AT 477 SOUTH MAIN STREET, MOAB, UT 84532.

WHEREAS, the following describes the intent and purpose of this resolution:

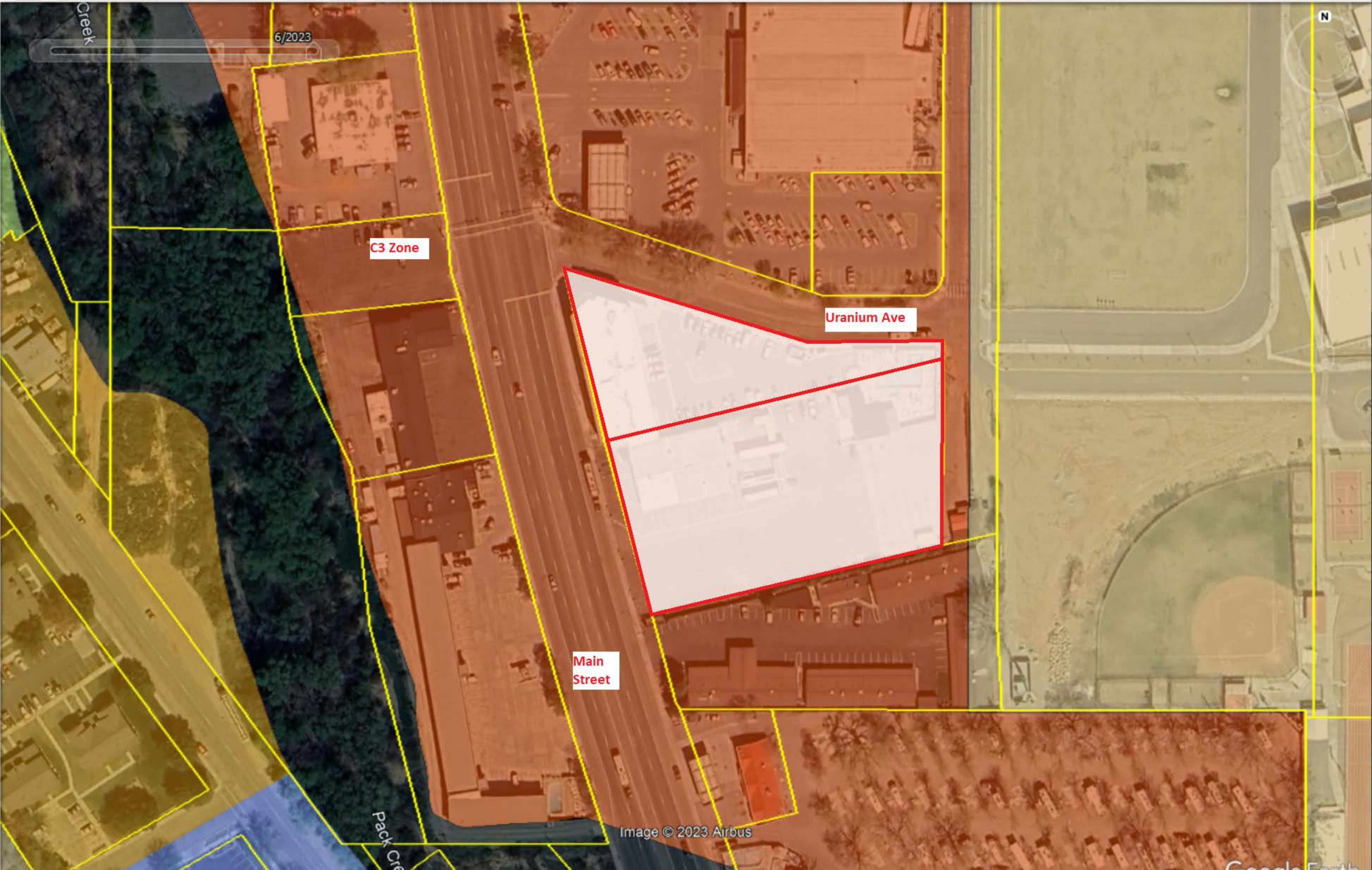
- a. The Applicant, Rob Radcliffe, representative for the Owner of record, The Radcliffe Hotel LLC, and Moab Desert Plaza LLC, for properties located at 477 S Main Street & 481 S Main Street, Moab UT 84532, has requested approval for a Off-Site Parking Agreement as outlined in the Moab Municipal Code (MMC) 17.09.230.A. through Planning Resolution #08-2025; and
- b. The Applicant has furnished a site plan and description of the property located at 477 S Main Street & 481 S Main Street, Moab UT 84532; Parcels 01-0001-0274; 01-0001-0273; and
- c. The City adopted Supplementary Requirements and Procedures Applicable within Zones, in addition to the Site Plan Review regulations, in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-3 Central Commercial Zone, of which regulate Off-Street Parking and Loading – Number of Spaces & Location and Control of Facilities; and
- d. Upon review, the amended use Site Plan would require accommodations through the available conditions for Special Exception to Parking Requirements, Off-Site Parking procedures as outlined in the MMC Chapter 17.09.230, in order to attain sufficient compliance of standards; and
- e. The Applicant provided a Parking concept plan, by which requests a Parking Exception for 8 spaces, associated with the additional Eating Establishment use on parcel 01-0001-0274 (Radcliffe Hotel), be located on parcel 01-0001-0273 (Old Dealership Property) to sufficiently address the increased parking requirement; and
- f. Based on the available provisions outlined in the MMC conditions for parking accommodations in the C-3 Central Commercial zone, City Staff is recommending the Planning Commission consider conditionally approving the request for the Shared Parking Agreement for Off-Site Parking, such that 8 additional spaces are located on the adjacent property 01-0001-0273; and
- g. The Moab Planning Commission reviewed the request and submittal materials for Special Exceptions to the Parking Requirements, Shared Parking Agreement for Off-Site Parking, through Planning Resolution #08-2025 for the Radcliffe Hotel; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #08-2025, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for the Special Exception to the Parking Requirements, Off-Site Parking, for the Radcliffe Hotel is hereby **APPROVED**, with the following conditions;

1. Moab City Attorney approval of Off-Site Parking Agreement.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on May 8, 2025.

SIGNED: _____
Kya Marienfeld, Chair



6/2023

C3 Zone

Uranium Ave

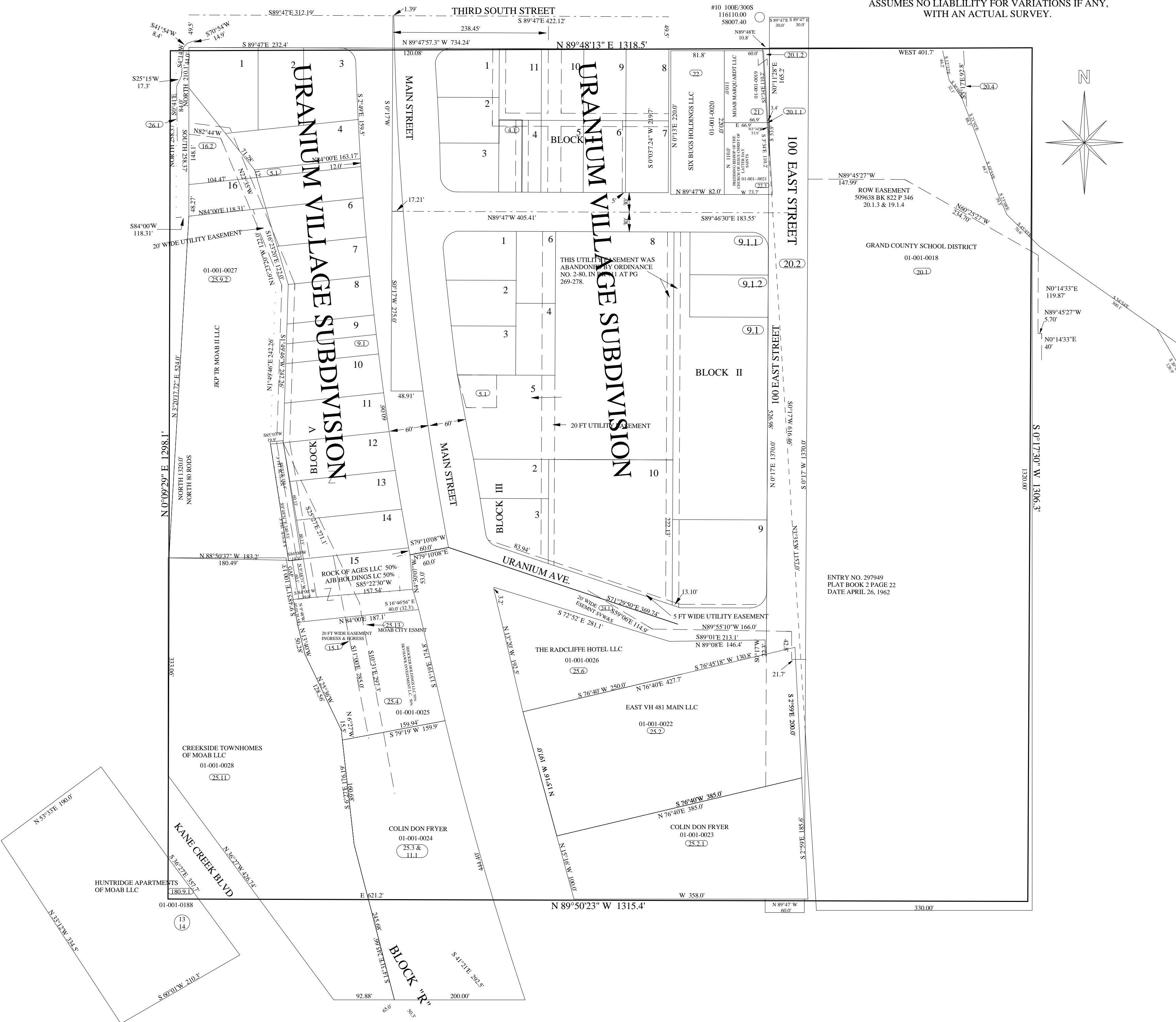
Main Street

Pack Creek

Image © 2023 Airbus

Google Earth

THIS PLAT IS MADE SOLELY FOR THE
PURPOSES OF ASSISTING IN LOCATING
THE LAND, AND THE RECORDER'S OFFICE
ASSUMES NO LIABILITY FOR VARIATIONS IF ANY,
WITH AN ACTUAL SURVEY.



TITLE COMMITMENT INFORMATION

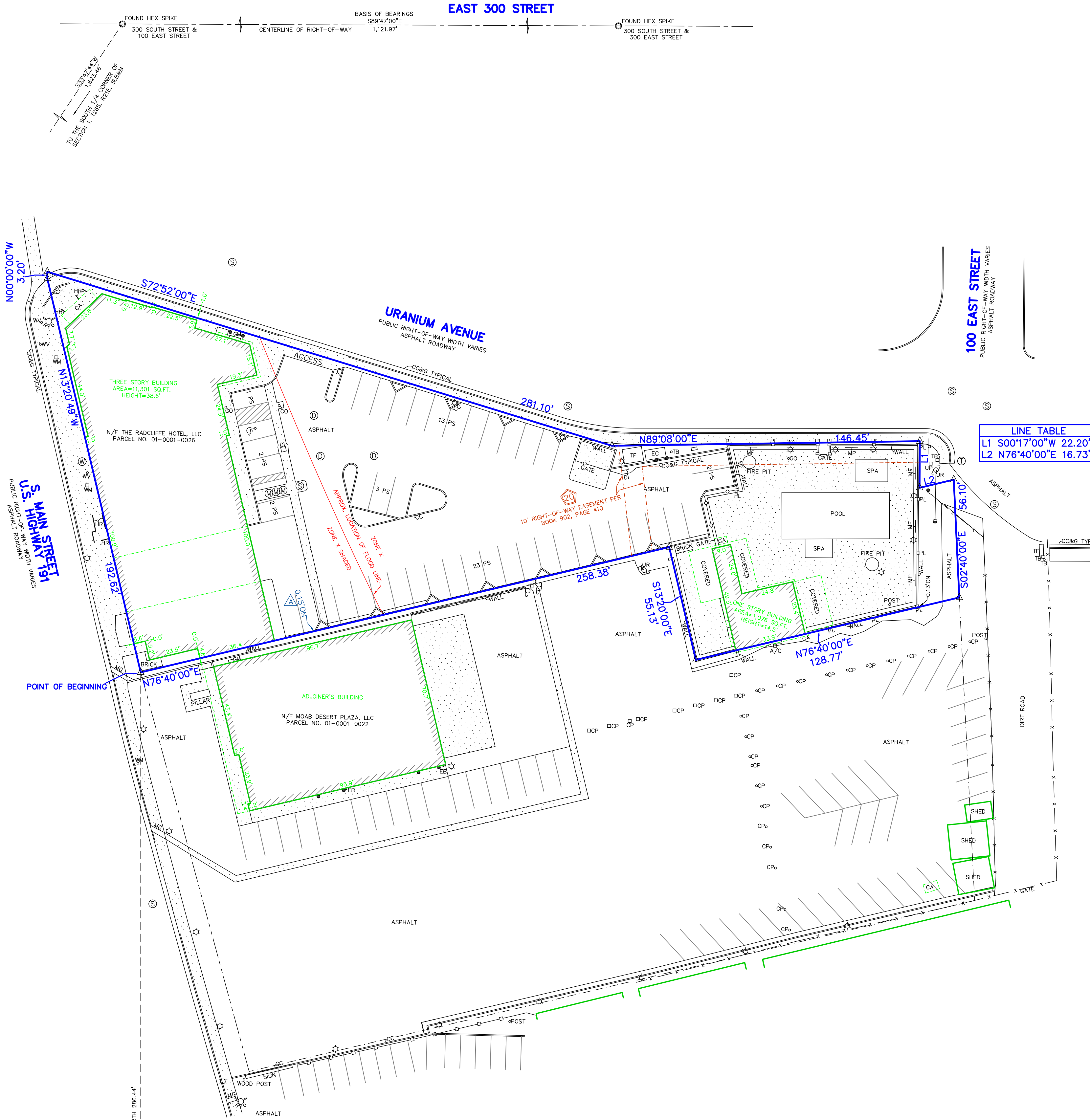
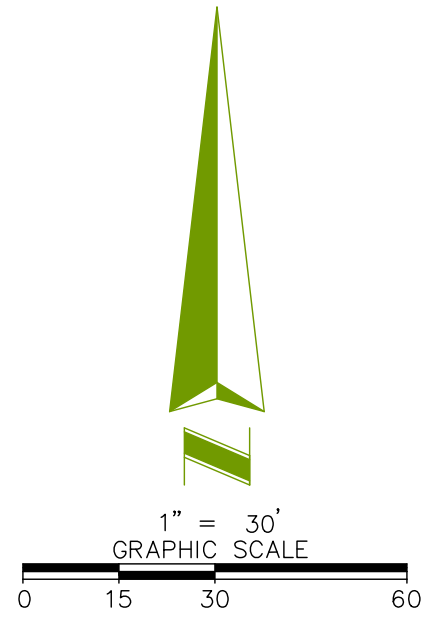
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO.: FTUT1200513-KF, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2023.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

A PORTION OF THE SE1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MOAB CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY 191, LOCATED EAST 542.96 FEET AND NORTH 286.44 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 1, T26S, R21E, SLB&M, SAID SECTION CORNER BEING LOCATED N33°59'44"E 366.34 FEET FROM A STREET MONUMENT MARKING THE INTERSECTION OF HUNTRIDGE DRIVE AND BIRCH AVENUE, (BASIS OF BEARING IS S89°47'00"E ALONG THE MONUMENT LINE BETWEEN TWO SURVEY CONTROL MONUMENTS IN 300 SOUTH STREET AT THE INTERSECTIONS OF 100 EAST STREET AND 300 EAST STREET); THENCE N13°20'00"W ALONG THE RIGHT-OF-WAY OF SAID HIGHWAY 192.60 FEET; THENCE NORTH 3.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF URANIUM AVENUE; THENCE ALONG THE RIGHT-OF-WAY OF SAID URANIUM AVENUE THE FOLLOWING TWO (2) COURSES: 1) S72°52'00"E 281.10 FEET; 2) N89°08'00"E 146.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 100 EAST STREET; THENCE S00°17'00"W ALONG SAID RIGHT-OF-WAY 22.20 FEET TO THE NORTHERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN DEED BOOK 683 PAGE 224 OF THE OFFICIAL RECORDS OF GRAND COUNTY; THENCE N76°40'00"E ALONG SAID DEED 16.73 FEET TO THE WESTERLY LINE OF A 30' WIDE RIGHT-OF-WAY DISCLOSED IN DEED ENTRY NO. 285408 OF THE OFFICIAL RECORDS OF GRAND COUNTY; THENCE S02°54'27"E ALONG SAID RIGHT-OF-WAY 56.06 FEET; THENCE S76°40'00"W 128.77 FEET; THENCE N13°20'00"W 55.13 FEET TO THE NORTHERLY LINE OF SAID DEED; THENCE S76°40'00"W ALONG SAID DEED 258.61 FEET TO THE POINT OF BEGINNING.



LINE TABLE	
L1	S00°17'00\"W 22.20'
L2	N76°40'00\"E 16.73'

NOTES CORRESPONDING TO SCHEDULE B

- 16 — TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT IN FAVOR OF MOAB CITY, OF A RIGHT OF WAY OVER THE EASTERLY BOUNDARY OF PARCEL 1, A SET FORTH IN THE WARRANTY DEED RECORDED AUGUST 9, 1961, IN BOOK 102, AT PAGE 18 OF THE OFFICIAL RECORDS. (PARCEL 1) **DOES NOT AFFECT**
- 17 — TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN EASEMENT, IN FAVOR OF THE MIDLAND TELEPHONE COMPANY, RECORDED SEPTEMBER 11, 1970, AS ENTRY NO. 335737, IN BOOK 186, AT PAGE 347 OF THE OFFICIAL RECORDS. (PARCEL 1) **DOES NOT AFFECT**
- 20 — TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN RIGHT-OF-WAY EASEMENT, BY AND BETWEEN EAST VH 481 MAIN LLC, AS GRANTOR AND ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP ITS SUCCESSORS AND ASSIGNS, AS GRANTEE RECORDED AUGUST 25, 2020 AS ENTRY NO. 538339, IN BOOK 902, AT PAGE 410 OF THE OFFICIAL RECORDS. (PARCEL 1) **AFFECTS, AS SHOWN**
- 21 — EASEMENTS AS EVIDENCED BY MESNE DOCUMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, A NOTICE OF MORTGAGE, BY PACIFICORP, AN OREGON CORPORATION, DBA ROCKY MOUNTAIN POWER RECORDED MAY 3, 2021 AS ENTRY NO. 540723, IN BOOK 915, AT PAGE 682 OF THE OFFICIAL RECORDS. (PARCEL 1) **UNABLE TO DETERMINE AFFECTED AREA FROM DOCUMENT PROVIDED**

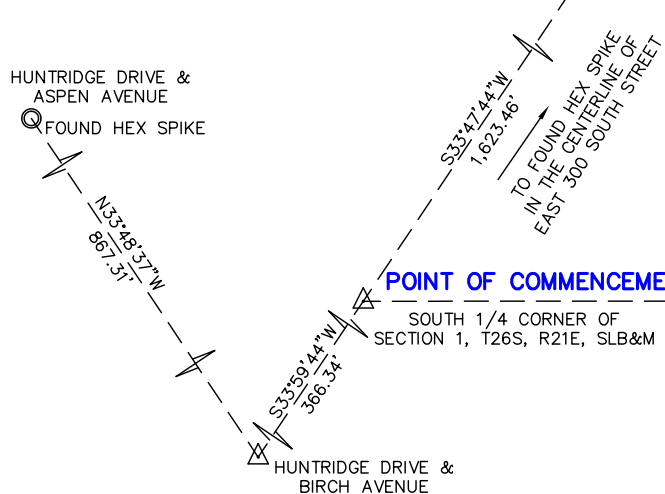
LEGEND

	CONCRETE SURFACE		CONCRETE CURB
	PARKING SPACE(S)		CONCRETE CURB & GUTTER
	CLEAN OUT		BOLLARD
	COVERED AREA		WATER VALVE
	WATER METER		WATER MANHOLE
	HANDRAIL		SANITARY MANHOLE
	NOW OR FORMERLY		STORM MANHOLE
	GAS METER		MANHOLE
	TRANSFORMER		TELEPHONE MANHOLE
	TELEPHONE BOX		CHAIN LINK FENCE
	PILLAR		METAL FENCE(MF)
	UTILITY RISER		CENTER RIGHT-OF-WAY LINE
	UTILITY POST		RIGHT-OF-WAY LINE
	ELECTRIC CABINET		ADJOINING BOUNDARY LINE
	UTILITY POLE		EASEMENT LINE
	GUY ANCHOR		GOVERNMENT LAND LINE
	LIGHT POLE		SETBACK LINE
	FIRE HYDRANT		SUBJECT PROPERTY LINE
	SIGN		FOUND MONUMENT
			COMPUTED POINT (NO MONUMENT)

STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

CONCRETE CURB CROSSES OVER PROPERTY LINE, AS SHOWN.



VICINITY MAP

NOT TO SCALE
MAP DATA ©2021 GOOGLE



SHEET 1 OF 1

LAND AREA

42,978 SQUARE FEET
0.987 ACRES

PARKING

REGULAR= 42
HANDICAP= 1
TOTAL= 43

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MC.FEMA.GOV, AND BY A GRAPHICAL DETERMINATION ONLY. THIS PROPERTY IS LOCATED ON:
NFIP FIRM MAP PROPERTY SITUATED IN: 49019C1758D
HAVING AN EFFECTIVE DATE OF: 04-02-2009
ZONING: X-2 MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X-2 SHADED - MODERATE RISK AREAS OF 0.2% CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST 300 SOUTH STREET, BEING S89°47'00"E, ACCORDING TO THE MONUMENTS FOUND.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO URANIUM AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY. THIS STATEMENT IS BASED ENTIRELY ON FIELD OBSERVATIONS AT THE TIME OF SURVEY. THE LOCAL GOVERNING AUTHORITY SHOULD BE CONSULTED FOR ANY QUESTIONS CONCERNING THE VALIDITY OR RIGHTS OF THIS USE.
- BASED ON LIMITED AND PRUDENTIAL SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMANCE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS BASED ON THE FOOTPRINT.
- NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
- THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
- TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
- ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
- IN REGARDS TO OPTIONAL TABLE A ITEMS 6(a) & 6(b), ZONING DATA SHOWN ON THIS SURVEY WAS PROVIDED TO THE SURVEYOR, VIA A ZONING REPORT/LETTER, EITHER BY THE CLIENT OR BY AEI'S ZONING DIVISION, AND IS NOT DETERMINED NOR VERIFIED BY THE SURVEYOR IN ANY WAY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 475378

THE RADCLIFFE HOTEL

471 S. MAIN STREET, CITY MOAB
GRAND COUNTY, UTAH

SITE PICTURE



PERFORMED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 475378
			SCALE: 1" = 30'
			DRAWN BY: KH
			APPROVED BY: DEJ

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/25/2023. DATE OF PLAT OR MAP: 03/02/2023.

PRELIMINARY

REGISTERED SURVEYOR: DON E. JOHNSON
PROFESSIONAL LAND SURVEYOR NO.: 5934607-2201
STATE OF UTAH
(FOR THE FIRM AEI CONSULTANTS)

DATED

This drawing is an integral part of the contract documents and shall not be used in whole or in part for any other project without the written permission of the architect.

C:\Users\wall\Documents\Local Files\Revit 2016\Radcliffe Hotel_v18_xcal@beecherwalker.com.rvt

PRINTED AT 1/2/2020 4:36:14 PM

D

C

B

A

1

2

3

4

5

6

7

GENERAL NOTES - FLOOR PLANS

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SUBSTRATE, ALL INTERIOR DIMENSIONS ARE FACE OF GYP.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
F. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
G. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
H. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
I. SEE SHEET 1000 FOR WALL TYPES.
J. SEE SHEET 1000 FOR DOOR AND WINDOW TYPES.
K. SEE DETAIL 07-001 FOR FIRE EXTINGUISHER CABINET.
L. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
M. IN ALL GUEST ROOMS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED - SEE DETAILS IN SHEET 0500 PRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS.
N. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCRDACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
O. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/DOORS AS PER 2015 IMC.
P. SEE 400 SERIES DRAWINGS FOR ENLARGED PUBLIC SPACE PLANS AND DETAILS.
Q. SEE 400 SERIES DRAWINGS FOR GUEST ROOM PLANS AND DETAILS.
R. PERMANENT LADDERS INSTALLED TO PROVIDE ACCESS FOR ROOF MECHANICAL EQUIPMENT SHALL EXTEND ABOVE THE EDGE NOT LESS THAN 30 INCHES, HAVE A RUNG SPACING NOT TO EXCEED 14 INCHES AND A TOE SPACING NOT LESS THAN 6 INCHES AND SHALL COMPLY WITH SECTION 306.5 IBC.
S. BATHROOMS IN ADA GUEST ROOMS TO COMPLY WITH ANSI A117.1 SECTION 1003.11 SEE ENLARGED GUEST ROOM PLANS FOR BATHROOM LAYOUTS.
T. KITCHEN APPLIANCES AND CABINET CLEARANCES TO COMPLY WITH ANSI A117.1 SECTION 1003.12 SEE 0500 0500 FOR GENERAL ADA DETAILS.
U. PROVIDE POLYCARBONATE CORNERGUARDS IN HALLWAYS & COMMON AREAS, AND STAINLESS STEEL CORNERGUARDS IN BACK OF HOUSE ROOMS. INSTALL AT T.O. BASE TO B.O. HANDRAIL.
V. VERIFY MECHANICAL GUEST ROOM CLOSET SIZE WITH MANUFACTURER.
W. SEE INTERIOR DESIGN FOR FINISH LOCATION & SCHEDULE.
X. CONTRACTOR TO PROVIDE BACKING FOR FURNITURE, ARTWORK, AND PLUMBING ACCESSORIES. COORDINATE REQUIREMENTS / LOCATIONS W/ INTERIOR DESIGN DRAWINGS.

REV.	DATE	DESCRIPTION	BY	CHKD.
1	03.11.19	ISSUE FOR PERMIT	ASI	
2	06.01.20	ISSUE FOR PERMIT	ASI	
3	06.02.20	ISSUE FOR PERMIT	ASI	

FLOOR PLAN SYMBOLS



ACCESSIBLE ROOM TYPE



HEARING IMPAIRED ROOM TYPE

1A1

PARTITION TYPE

101

DOOR TYPE

W01

WINDOW TYPE

KEY NOTES:

- 1083 CLASS K FIRE EXTINGUISHER, 1.5 GALLON MIN. TO BE LOCATED WITHIN 30 FEET OF TRAVEL OF COMMERCIAL COOKING EQUIPMENT. TO COMPLY WITH SECTION 904 OF IFC 2015.
2210 FLOOR DRAIN, SEE PLUMBING DRAWINGS.
3204 36" X 6" STAINLESS STEEL BOLLARD - SEE DETAIL BS-0301

THE RADCLIFFE HOTEL
471 SOUTH MAIN STREET
MOAB, UTAH 84532



T 801.438.5500
F 801.438.5501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER

429.1701

DWN BY

WHC

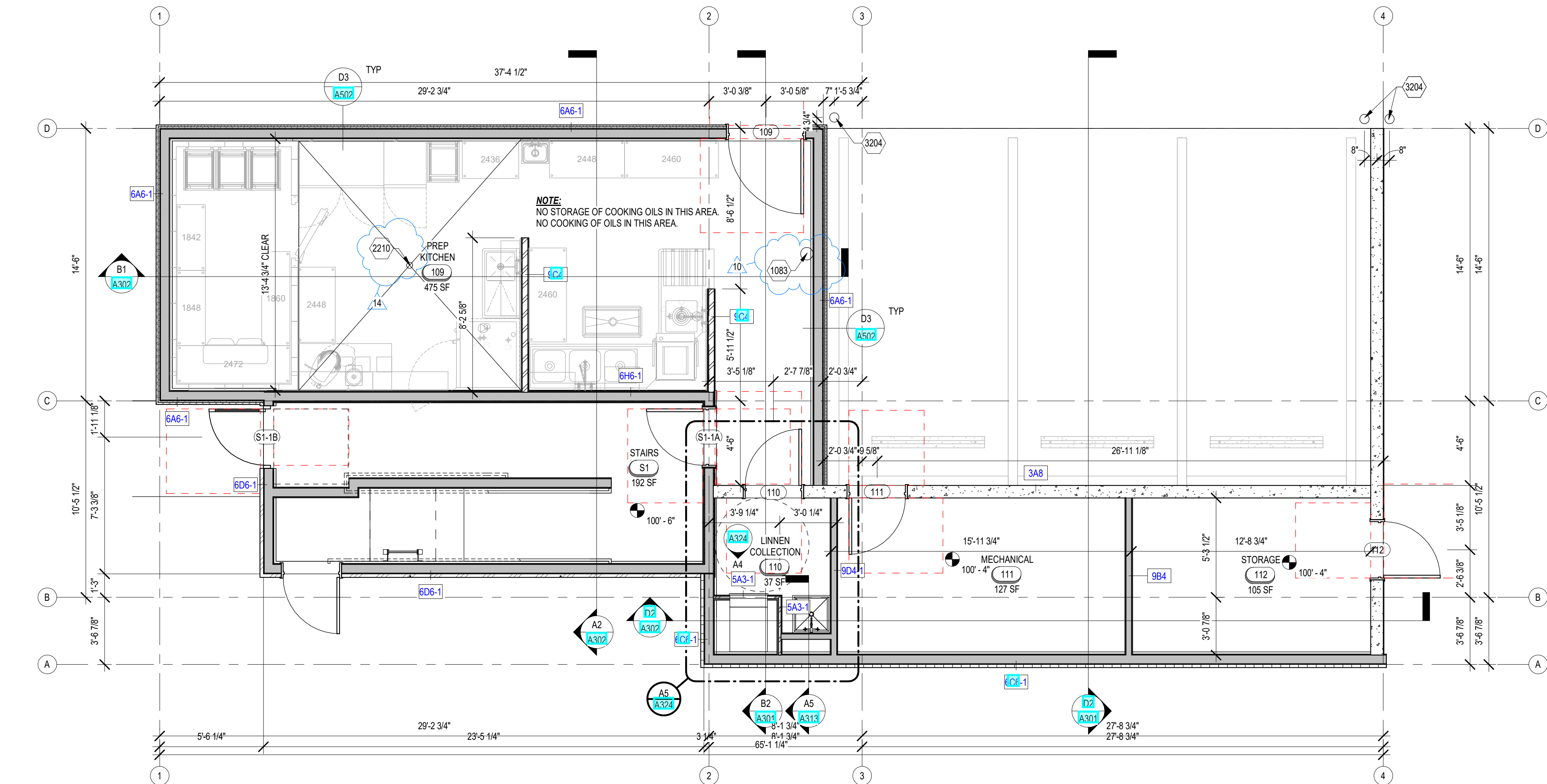
CHKD BY

CWM

ENLARGED PLANS & ELEVATIONS

DRAWING NUMBER

A401



BACK OF HOUSE ENLARGED FLOOR PLAN
1/4" = 1'-0"

1

2

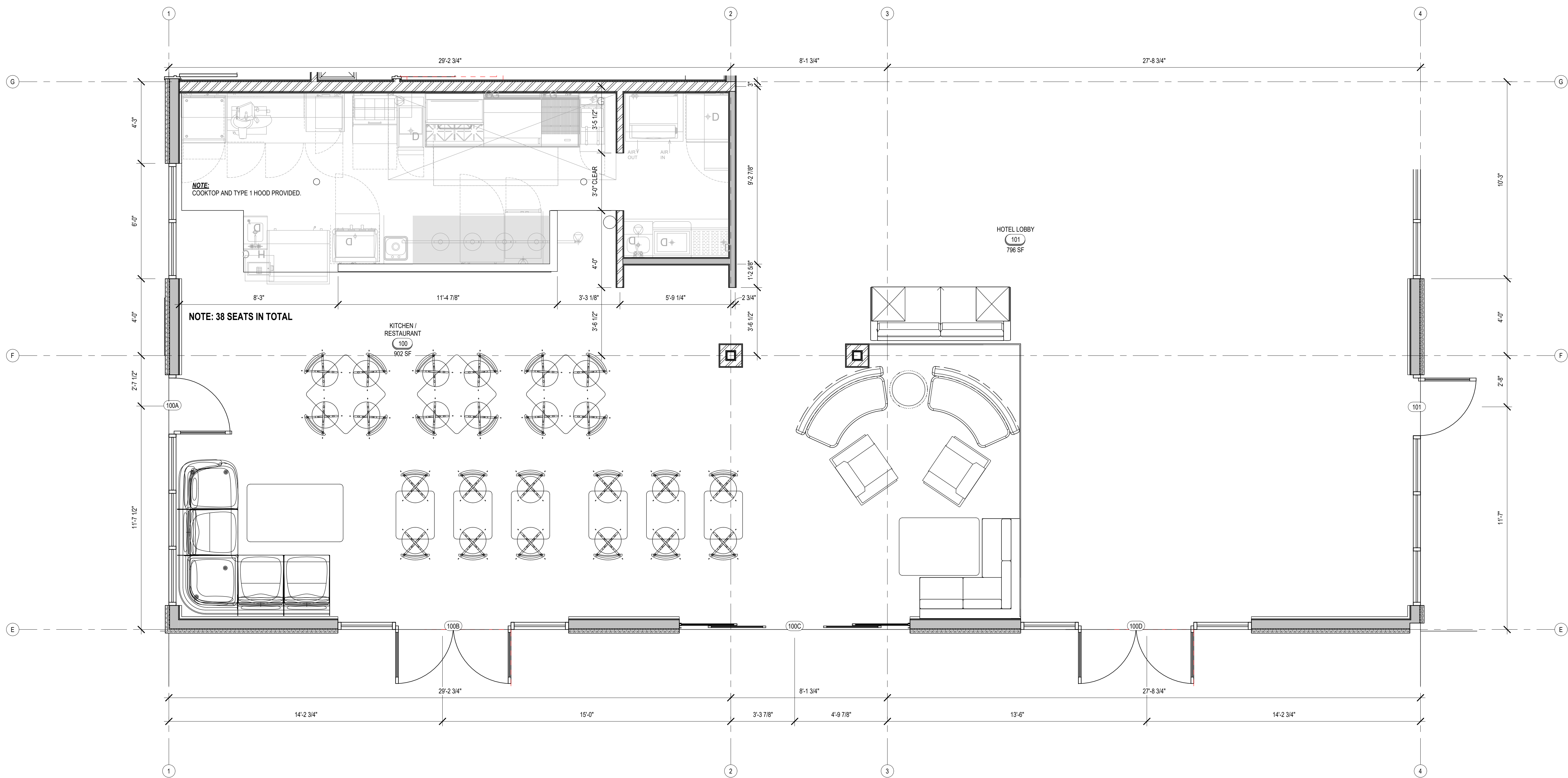
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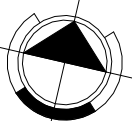
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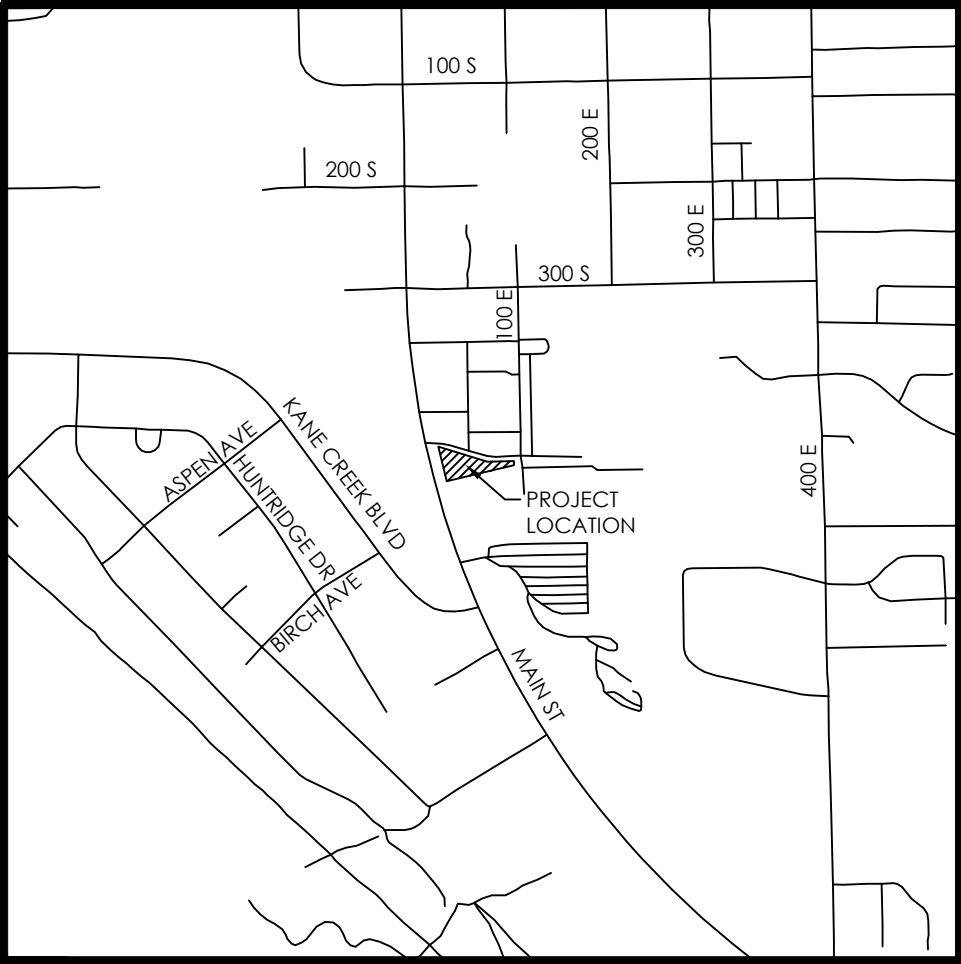
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7



 **HOTEL LOBBY & CAFE ENLARGED FLOOR PLAN**
A3
A402
3/8" = 1'-0"

DRAWN BY	
WHC	
REV.	DATE
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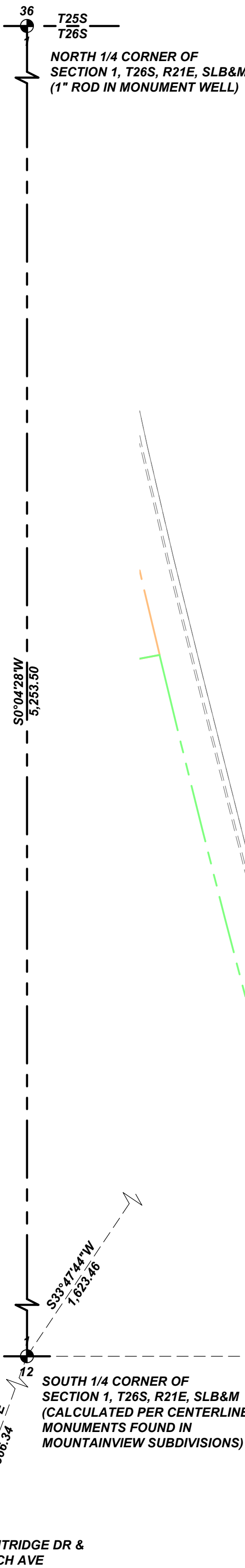


VICINITY MAP

N.T.S

LEGEND

- x — x — x — EXIST. FENCE
— x — x — x — SECTION MONUMENT
— x — x — x — STREET/SURVEY MONUMENT
— x — x — x — PROPOSED PARCEL LINES
— x — x — x — EXISTING PARCEL LINES
— x — x — x — GRAND COUNTY PARCEL No.



300 SOUTH ST &
100 EAST ST
(IRON ROD)

BASIS OF BEARING: S89°47'00\"/>



GRAPHIC SCALE



NOTES

1. The purpose of this Survey is to provide an exhibit to aid in adjusting the boundary between the parcels shown hereon.
2. The Basis of Bearing for this Survey is S89°47'00\"/>

PARCEL LINE ADJUSTMENT DESCRIPTIONS
CURRENT PARCEL DESCRIPTIONS

PARCEL 01-0001-0026
BEGINNING AT A 5/8\"/>

PARCEL 01-0001-0022
Beginning at a point which bears 621.2 feet East and North 15 degrees 16' West 100 feet along U.S. Highway 191 from the South 1/4 Corner of Section 1, T26S, R21E, SLM, thence North 15 degrees 16' West 197 feet, thence North 76 degrees 40' East 427.7 feet, thence South 2 degrees 59' East 200 feet, thence South 76 degrees 40' West 385 feet to beginning
LESS any portion within State Highway 191

PROPOSED PARCEL DESCRIPTIONS

PARCEL 01-0001-0026
A portion of the SE1/4 of Section 1, Township 26 South, Range 21 East, Salt Lake Base & Meridian, located in Moab City, Utah, more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way of US Highway 191, located East 542.96 feet and North 286.44 feet from the South 1/4 Corner of Section 1, T26S, R21E, SLB&M, said Section corner being located N33°59'44\"/>

PARCEL 01-0001-0022
A portion of the SE1/4 of Section 1, Township 26 South, Range 21 East, Salt Lake Base & Meridian, located in Moab City, Utah, more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way of US Highway 191, located East 594.76 feet and North 96.56 feet from the South 1/4 Corner of Section 1, T26S, R21E, SLB&M, said Section corner being located N33°59'44\"/>

SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Justin Lundberg
Professional Land Surveyor
License No. 12554439

05/10/23

Date

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS _____ DAY OF _____ AD 20____
MOAB CITY MAYOR _____

ATTEST: _____

COUNTY RECORDER NO.

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER

PARCEL LINE ADJUSTMENT

LOCATION: SE1/4 OF SECTION 1, T26S, R21E, SLB&M

MOAB CITY, UTAH

PROPERTY OF: AS SHOWN HEREON

PREPARED FOR: BEECHER WALKER ARCHITECTS



REVISION BLOCK	DATE	DESCRIPTION
1		
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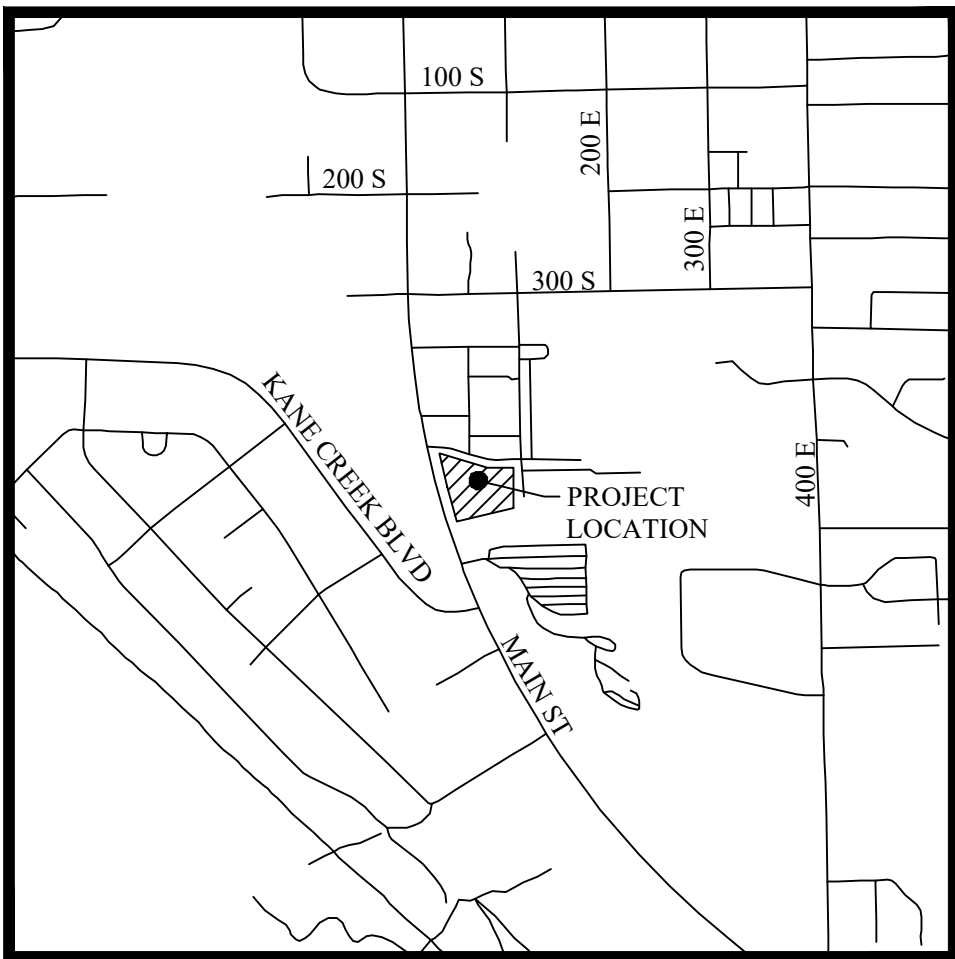
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Scale: 1"=30'	Job #: 18-026
Date: 5/10/2023	
Sheet:	

1 OF 1

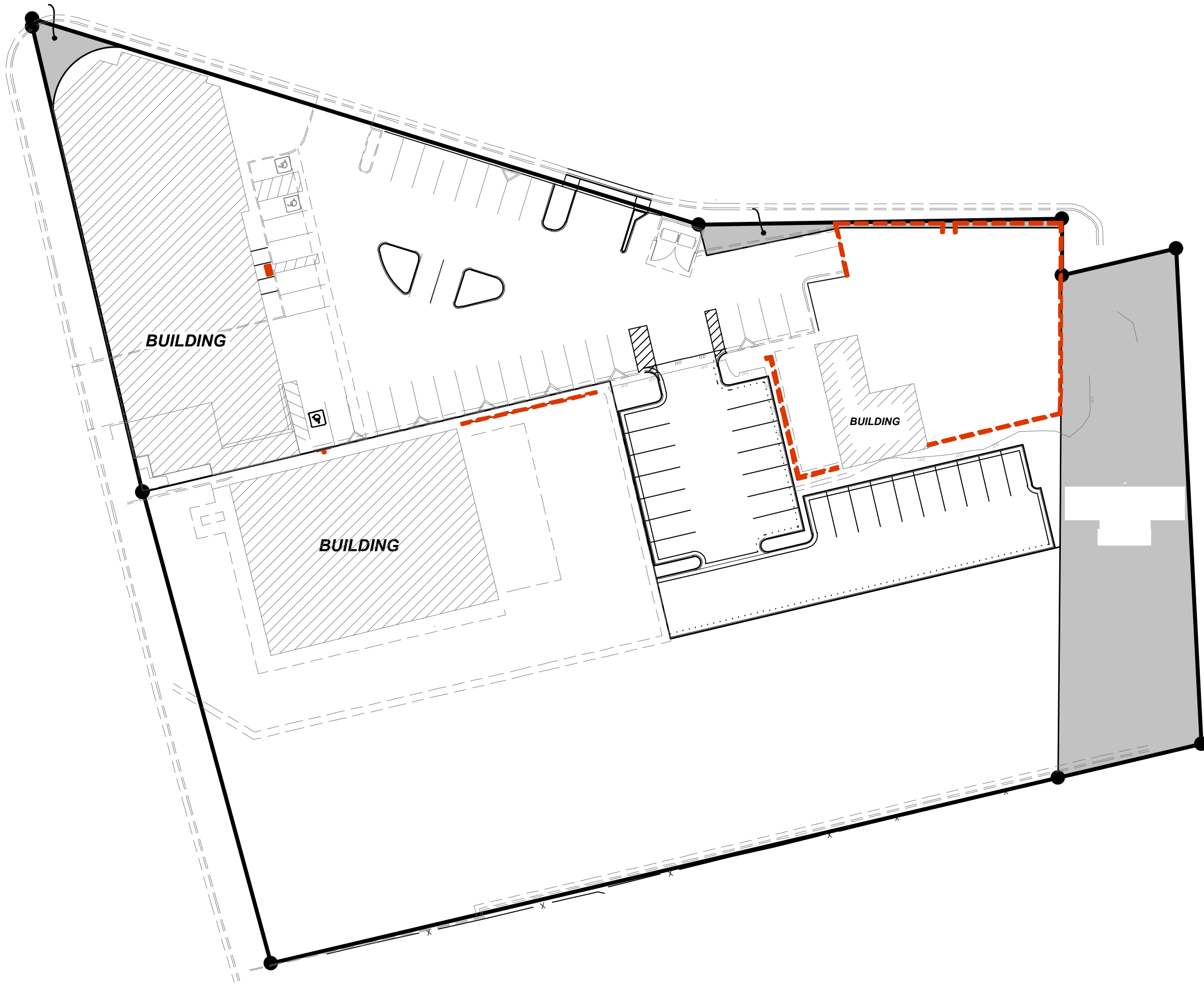
RADCLIFFE HOTEL

PREPARED FOR:
RADCLIFFE VENTURES

LOCATED AT:
471 SOUTH MAIN STREET, MOAB CITY, UTAH



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
TUCK LANDSCAPE
237 WEST BERGER LANE,
MURRAY, UTAH 84107
(425) 495-5816
CONTACT: LINDSEY OZO

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C3.0	DEMO PLAN
C3.1	SITE PLAN
C3.2	HARDSCAPE PLAN
C4.0	GRADING PLAN
D1.0	DETAILS



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

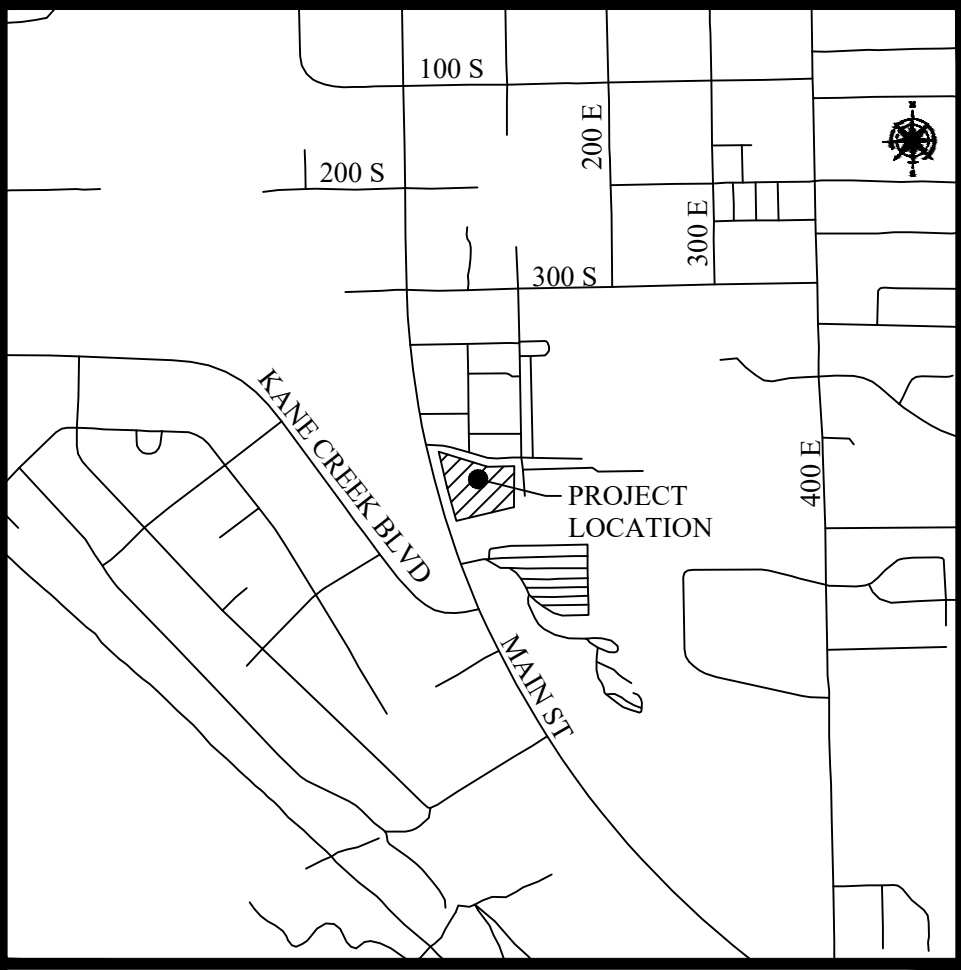


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COVER SHEET

Scale: 1"=40'	Drawn: KJ
Date: 04/17/25	Job #: 23-0255
Sheet:	

C1.0



VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET/SURVEY MONUMENT
- BOUNDARY MARKERS
- AREAS TO BE DEDICATED AS ROW

NOTES

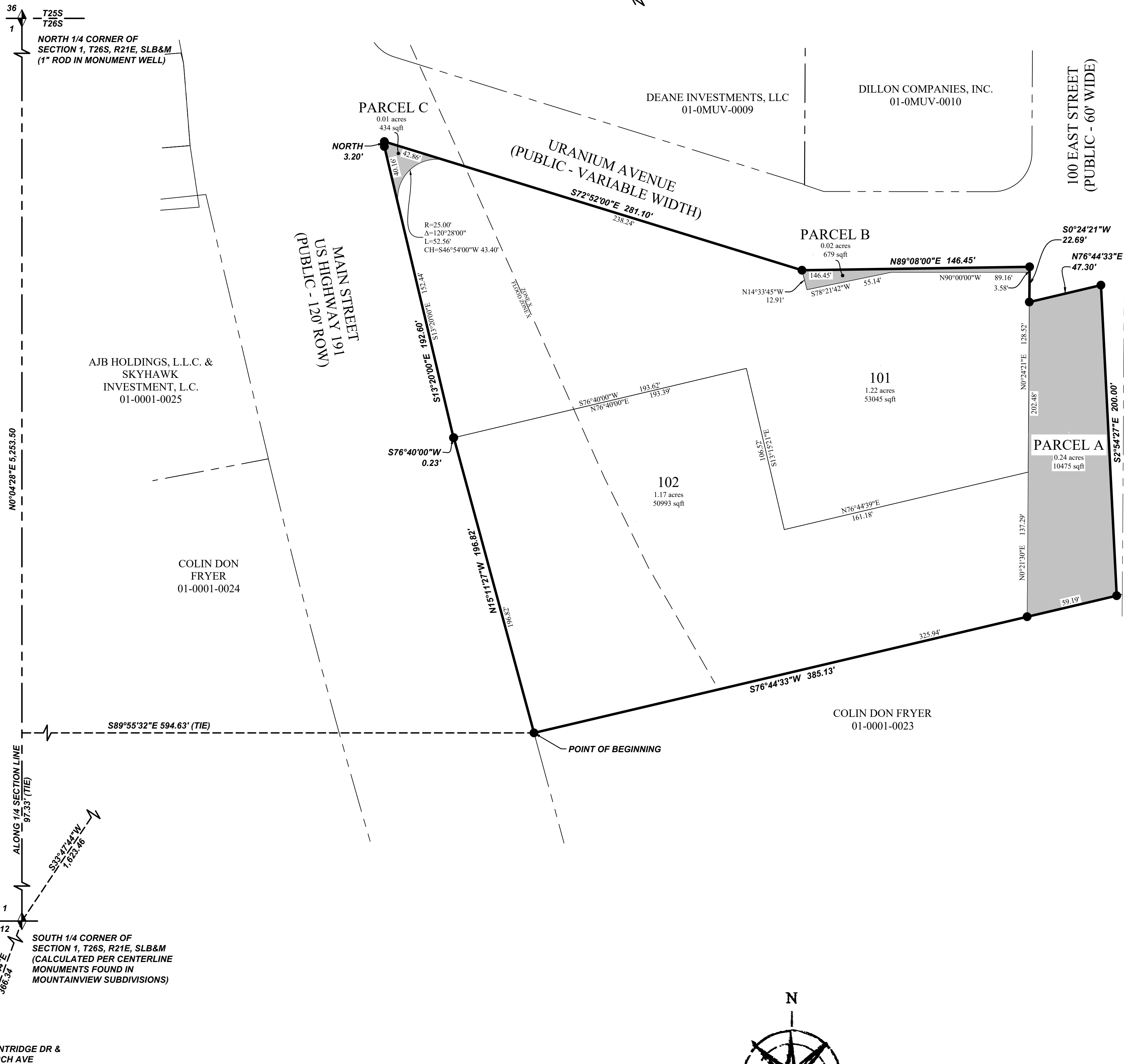
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- THE PROPERTY HAS BEEN ACCURATELY SURVEYED WITH THE INTENT TO SUBDIVIDE LAND. THE BASIS OF BEARING IS S89°47'00"E BETWEEN THE CENTERLINE MONUMENTS LOCATED ALONG 300 SOUTH STREET AT THE INTERSECTIONS OF 100 EAST STREET AND 300 EAST STREET.
- PARCELS A, B & C HEREBY TO BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
- PARCELS A, B & C TO BE OWNED AND MAINTAINED BY THE CITY.

PREPARED BY

FOCUS

ENGINEERING AND SURVEYING, LLC

6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



300 SOUTH ST & 100 EAST ST (IRON ROD)

BASIS OF BEARING: S89°47'00"E
1,121.97 (MEASURED)
(PER SURVEYS DONE BY OTHERS)

300 SOUTH ST & 300 EAST ST (IRON ROD)



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, hereafter to be known as

RADCLIFFE HOTEL

and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date 04/16/25

BOUNDARY DESCRIPTION

A part of the Southeast Quarter Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, located in Moab City, Grand County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly Right-of-way of Main Street, said point also being located N0°04'28"E 97.33 feet along the Quarter Section line and S89°55'32"E 594.63 feet from the South Quarter Corner of Section 1, Township 26 South, Range 21 East, Salt Lake Base & Meridian, said Section corner being located N33°59'44"E 366.34 feet from the street monument marking the intersection of Huntridge Drive and Birch Avenue (Basis of Bearing is S89°47'00"E along the monument line between two survey control monuments in 300 South Street at the intersection of 100 East Street and 300 East Street); running thence along said easterly Right-of-way the following four (4) courses: (1) N15°11'27"W 196.82 feet; thence (2) S76°40'00"W 0.23 feet; thence (3) N13°20'00"W 192.60 feet; thence (4) North 3.20 feet to the southerly Right-of-way of Uranium Avenue; thence along said southerly Right-of-way the following (2) courses: (1) S72°52'00"E 281.10 feet; thence (2) N89°08'00"E 146.45 feet to the westerly Right-of-way of 100 East Street; thence along said westerly Right-of-way the following three (3) courses: (1) thence S 00°24'21" W 22.69 feet; (2) thence N 76°44'33" E 47.30 feet; (3) thence S 02°54'27" E 200.00 feet; thence S 76°44'33" W 385.13 feet to the point of beginning.

Contains: 2.65 acres±
2 Lots & 3 Parcels

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AS SET FORTH TO BE HEREAFTER KNOWN AS

RADCLIFFE HOTEL

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY: _____
(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

COUNTY COMMISSION APPROVAL
PRESENTED TO THE GRAND COUNTY COMMISSION THIS ____ DAY
OF _____, 20__, SUBDIVISION APPROVED.

COUNTY CLERK _____ CHAIR, GRAND COUNTY COMMISSION

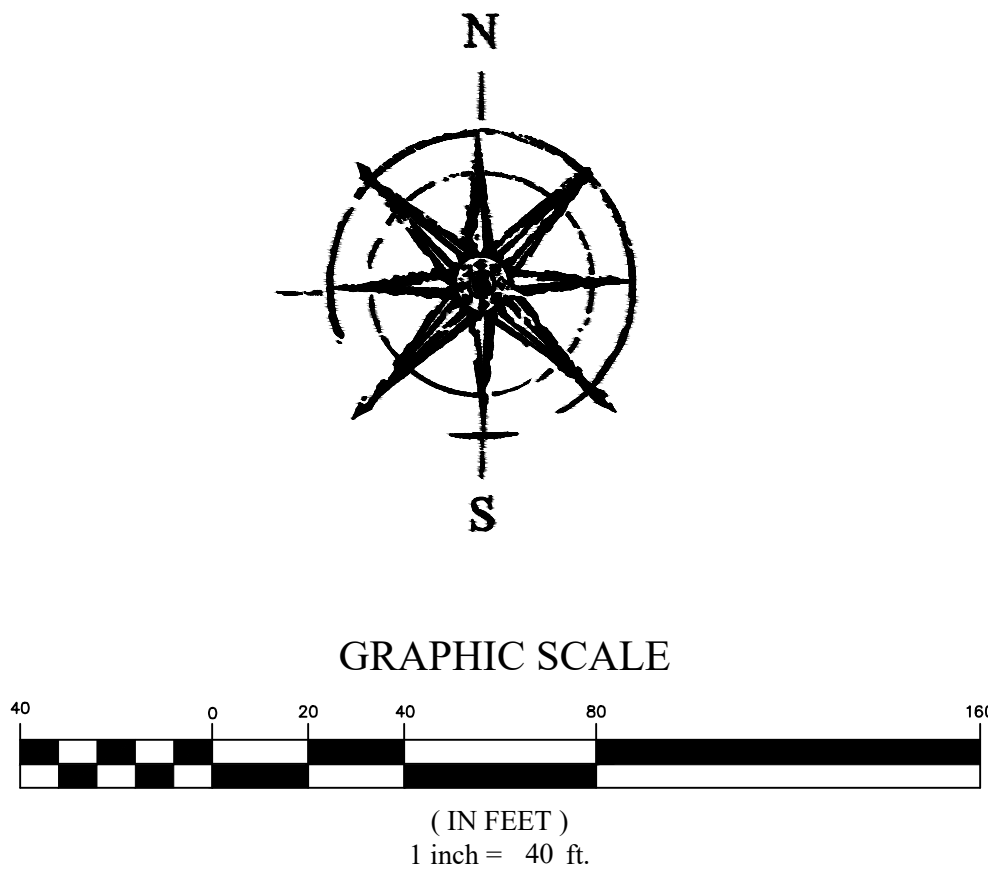
RADCLIFFE HOTEL

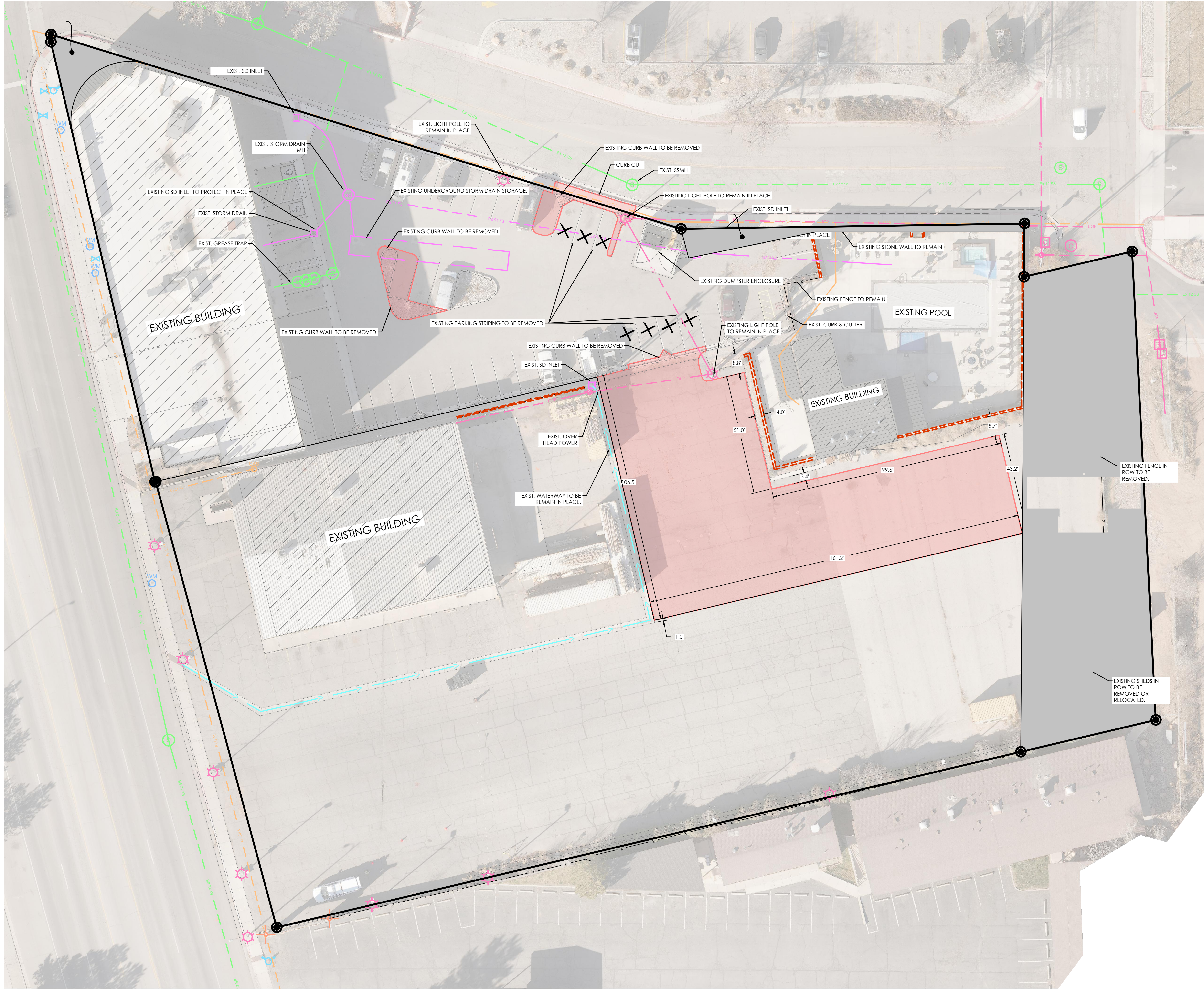
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 1, T26S, R21E, SLB&M,
SALT LAKE BASE & MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH

SCALE: 1" = 40 FEET

RECORDED # _____
STATE OF UTAH, GRAND COUNTY, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1 OF 1





LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

X PARKING STRIPING TO BE REMOVED

EXIST. CONCRETE AND ASPHALT TO BE REMOVED

GRAPHIC SCALE

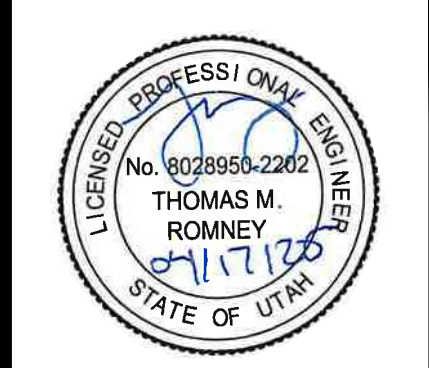
(IN FEET)
1 inch = 20 ft.

20 0 10 20 40 80

N
S



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com



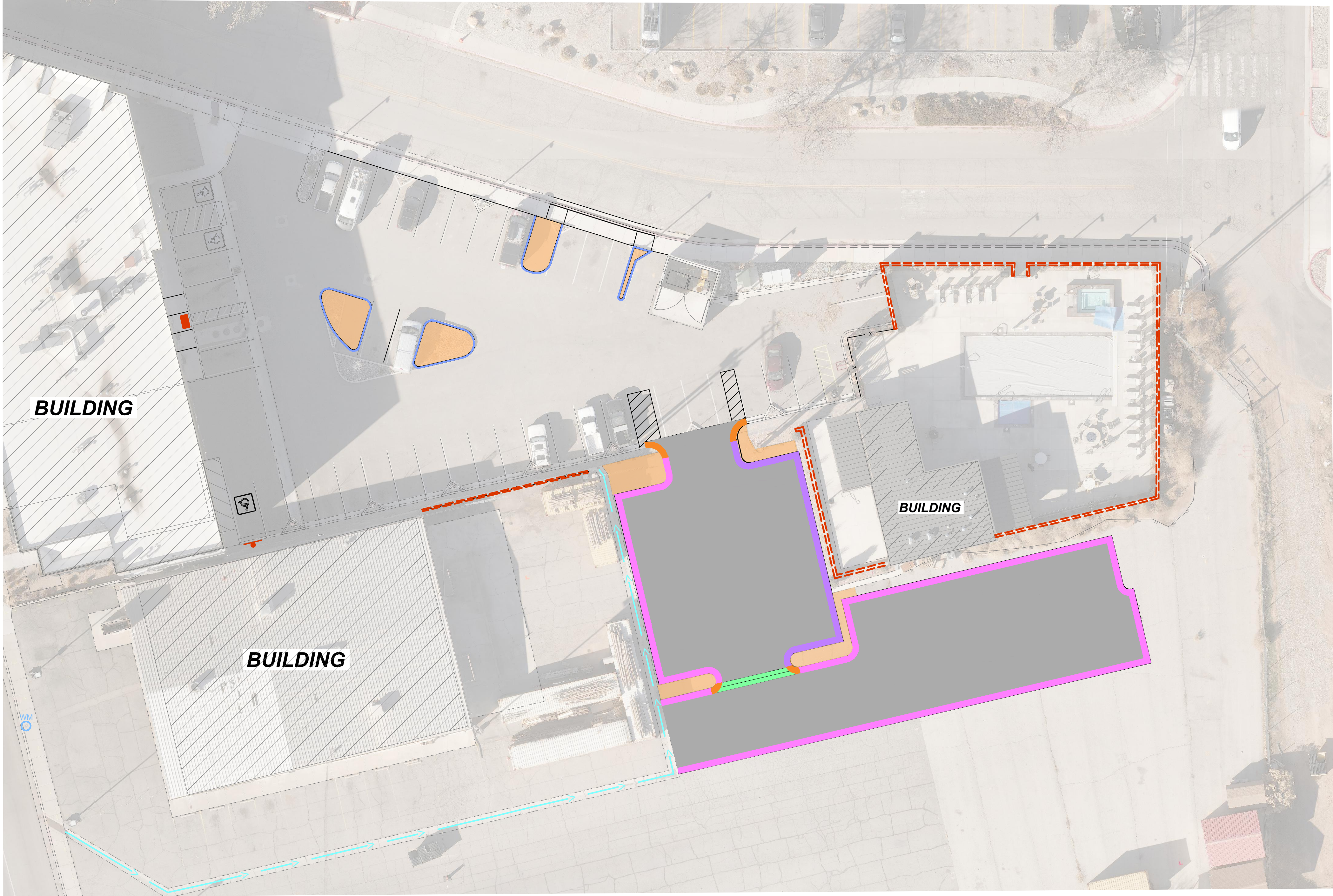
RADCLIFFE HOTEL
471 SOUTH MAIN STREET, MOAB CITY, UTAH
DEMO PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
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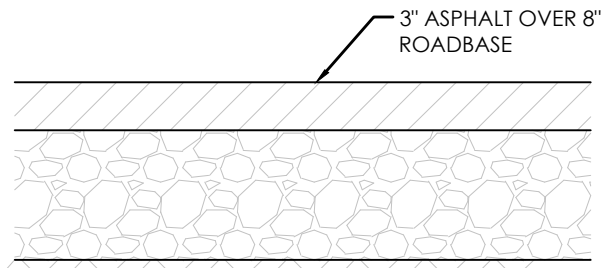
DEMO PLAN

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Date: 04/17/25
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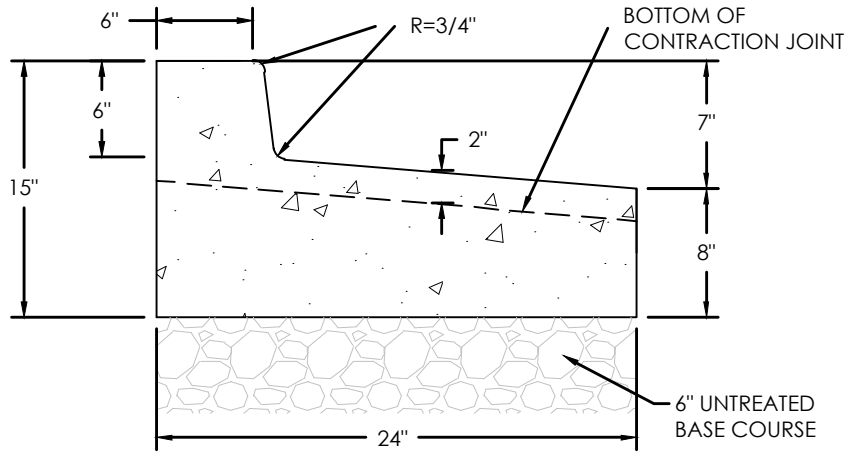
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Job #: 23-0255



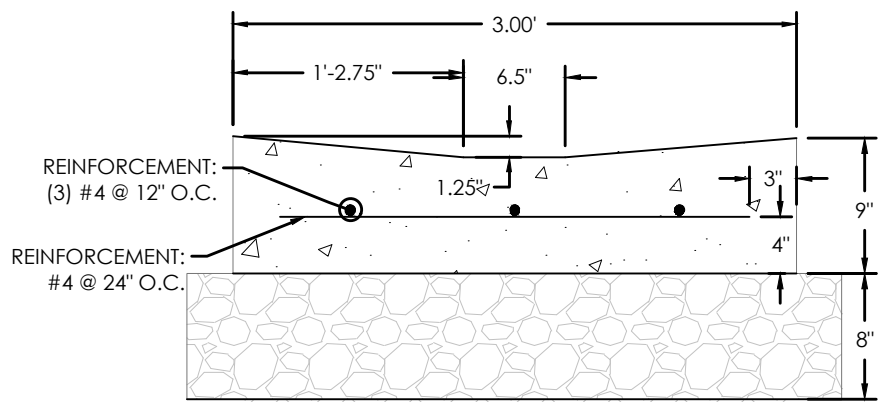
- HARDSCAPE LEGEND**
- 6" CURB WALL
 - 2.0' HIGH BACK CURB
 - 2.0' HIGH BACK SHED CURB & GUTTER
 - TRANSITION ZONE
 - DRIVE AISLE 3" ASPHALT OVER 8" ROADBASE
 - LANDSCAPE AREA
 - 3.0 WATERWAY



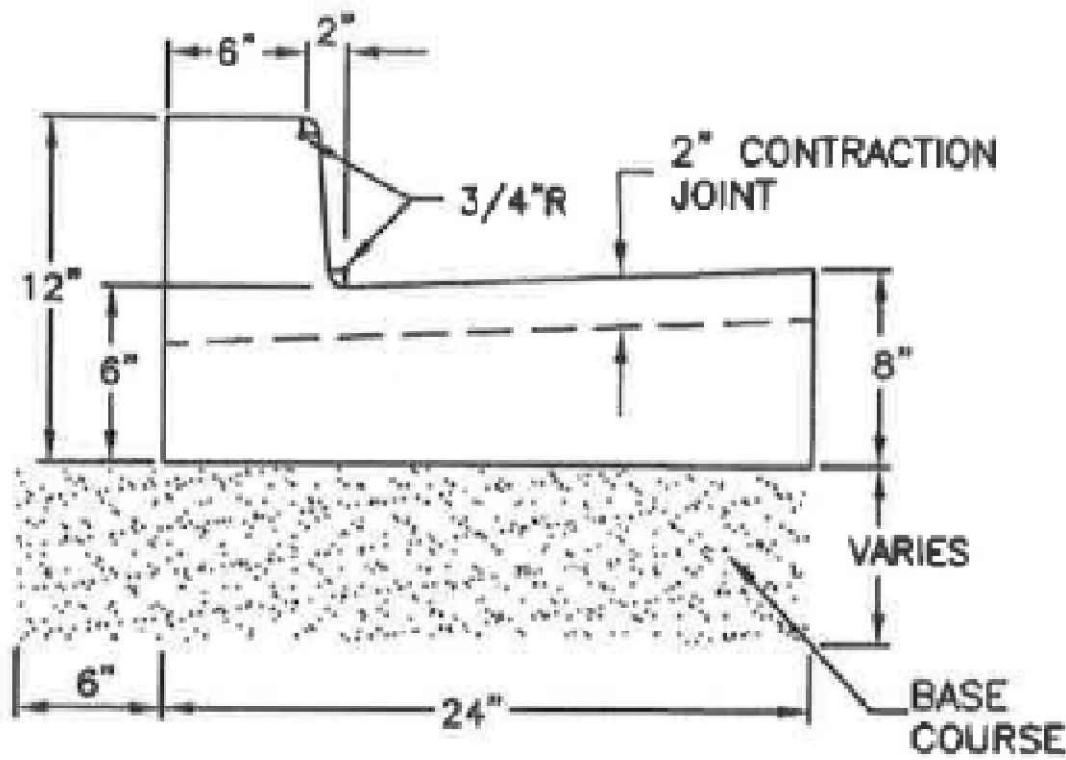
ASPHALT SECTION



REVERSE PAN CURB AND GUTTER



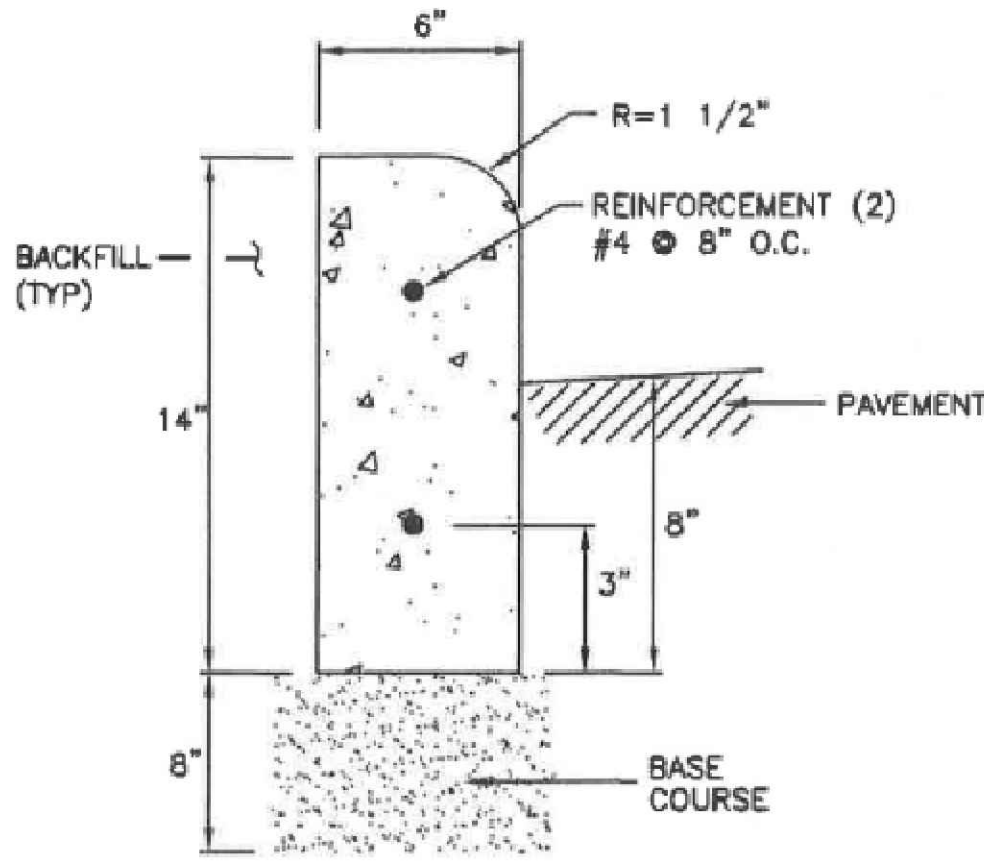
3' WATERWAY



CONCRETE AREA = 1.665 SQ. FT.

Type E

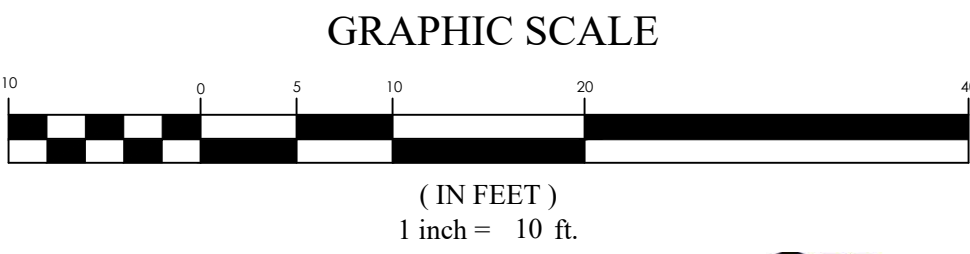
PER APWA PLAN 205.2



CONCRETE AREA = 0.58 SQ. FT.

Type P

PER APWA PLAN 205.2

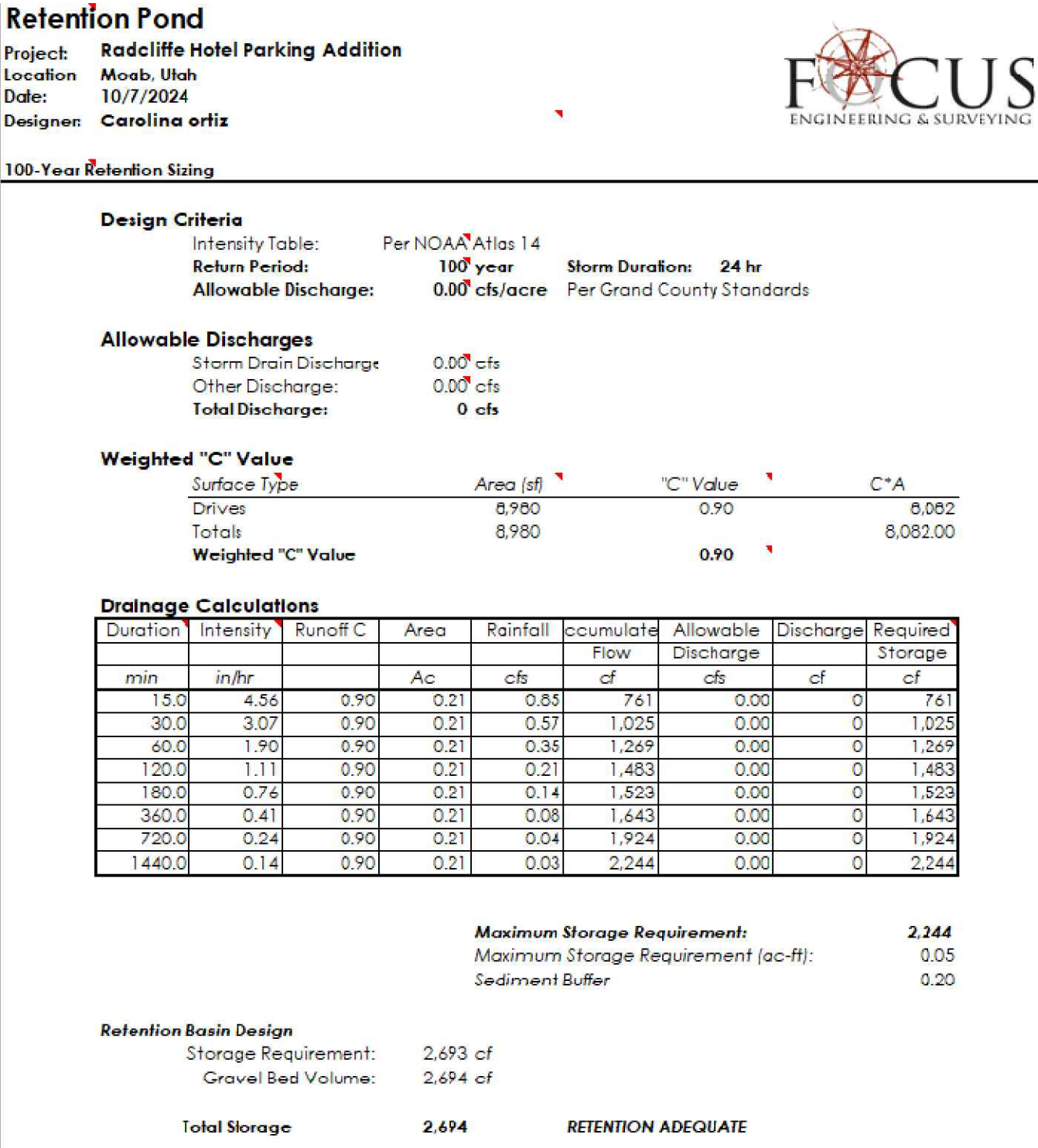


RADCLIFFE HOTEL
471 SOUTH MAIN STREET, MOAB CITY, UTAH
HARDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	04/17/25	1
2	04/17/25	2
3	04/17/25	3
4	04/17/25	4
5	04/17/25	5
6	04/17/25	6

HARDSCAPE PLAN

Scale: 1"=10'	Drawn: KJ
Date: 04/17/25	Job #: 23-0255
Sheet:	C3.2



24" PERFORATED ADS PIPE

WRAP GRAVEL IN MIRAFI 140 N (OR APPROVED EQUAL) FILTER FABRIC, MIN 1' OVERLAP (TYP).

12.00'

3.75'

6.00'

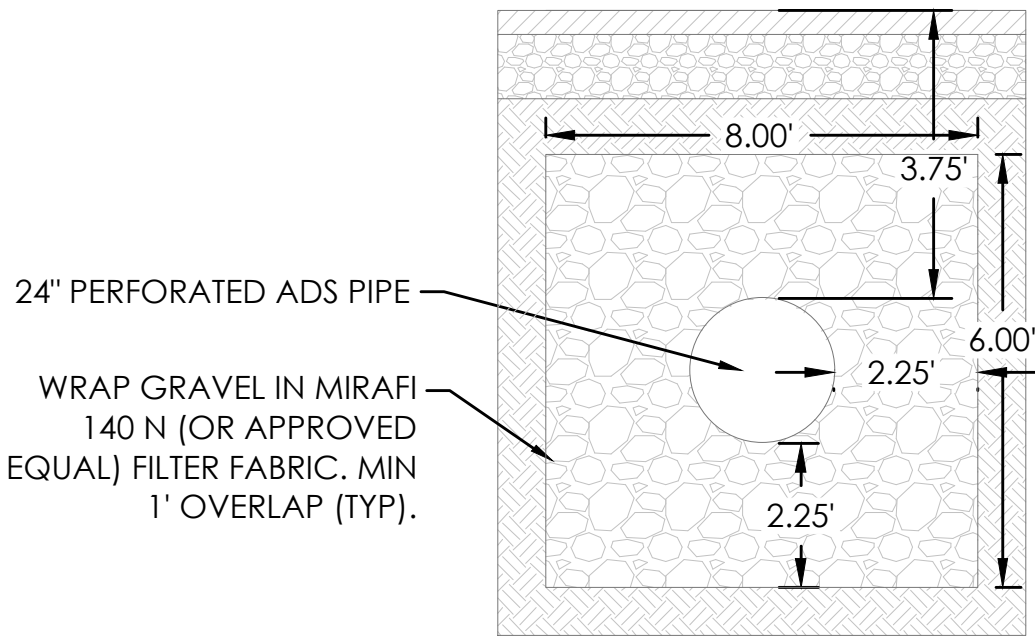
3.25'

2.25'

PIPE STORAGE

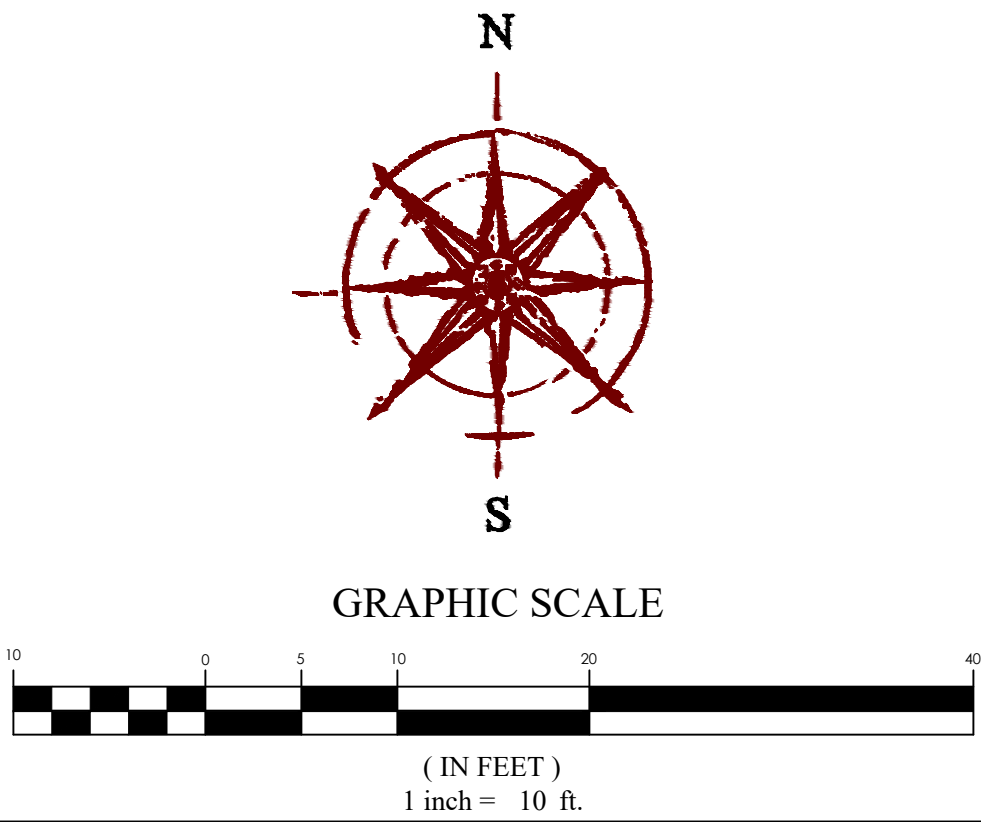
BED 1

GRAVEL BED 1 STORAGE CALCULATIONS			
PIPE VOLUME		GRAVEL VOLUME	
D (in)	24.00	H	6
D (ft)	2.00	W	12
A	3.14	A _p	3.14
L	50	A _g	68.858
V (cuft)	157.08	L	50.00
		V _g	1377.17
		V _v	550.87
		*0.4 VOID RATIO	
V _t	707.95		
TOTAL VOLUME			
V _t	1534.25		



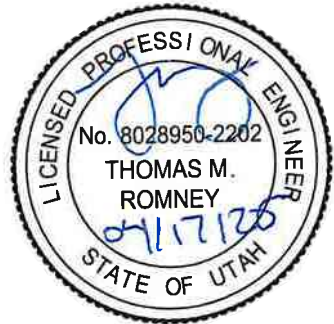
PIPE STORAGE
BED 2
NTS

GRAVEL BED 2 STORAGE CALCULATIONS	
PIPE VOLUME	
D (in)	24.00
D(ft)	2.00
A	3.14
L	55
V (cuft)	172.79
GRAVEL VOLUME	
H	6
W	8
Ap	3.14
Ag	44.858
L	55.00
Vg	986.68
Vv	394.75
*0.4 VOID RATIO	
Vt	567.54
TOTAL VOLUME	
Vt	1159.67



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RADCLIFFE HOTEL
471 SOUTH MAIN STREET, MOAB CITY, UTAH
GRADING PLAN

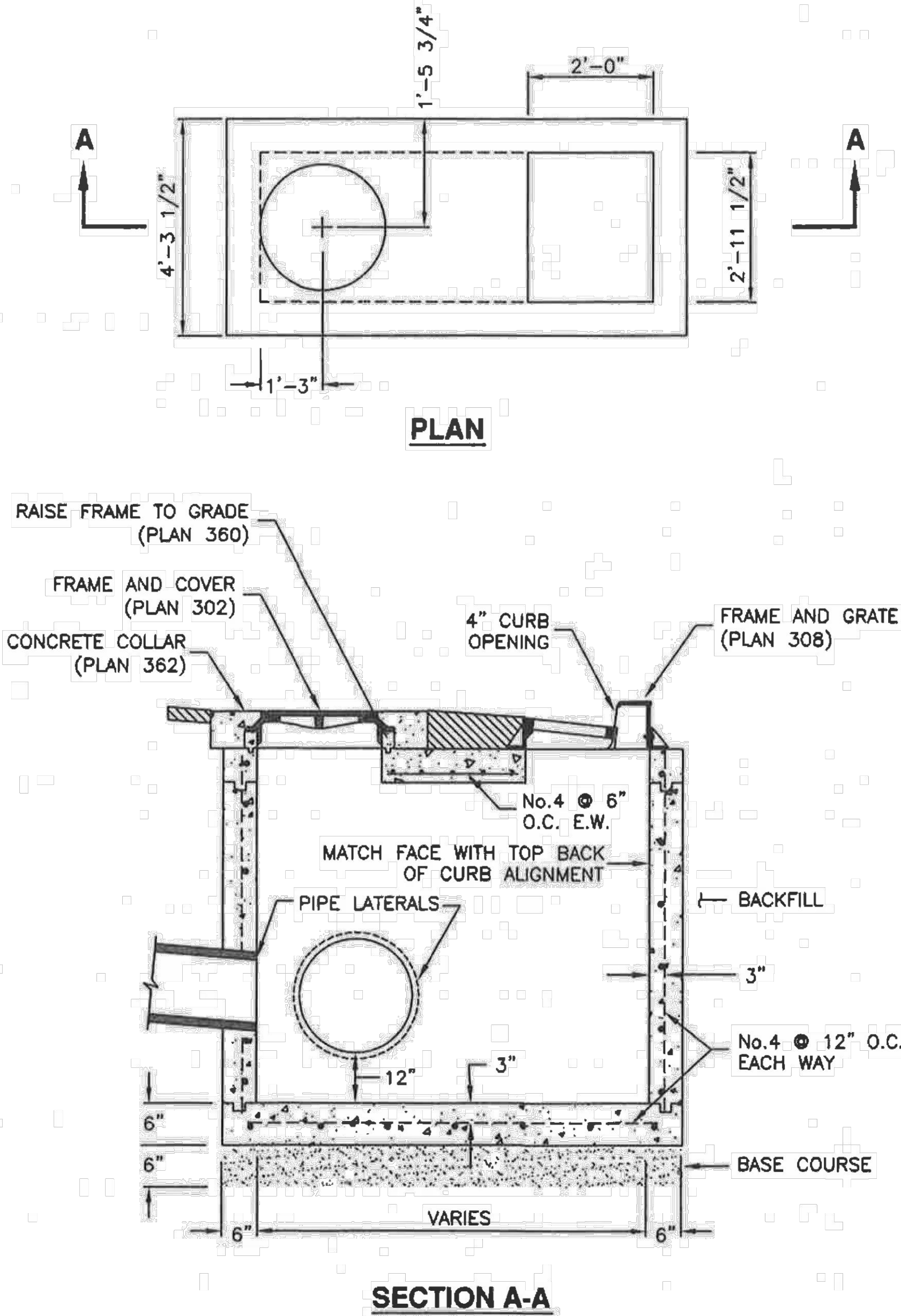
REVISION BLOCK		DESCRIPTION
#	DATE	
1	11-1-2010	
2	11-1-2010	
3	11-1-2010	
4	11-1-2010	
5	11-1-2010	
6	11-1-2010	

GRADING PLAN

Scale: 1"=10'	Drawn: KJ
Date: 04/17/25	Job #: 23-0255
Sheet: C4.0	

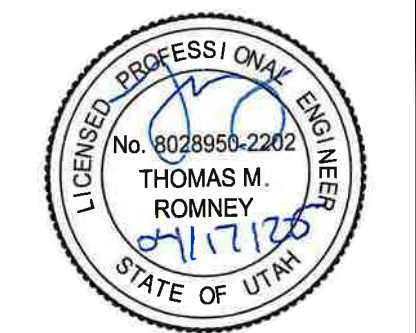
Combination catch basin and cleanout box

1. GENERAL
- A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Concrete: Class 4000, APWA Section 03 30 04.
- D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. EXECUTION
- A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
- C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
- D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Combination catch basin and cleanout box

Plan
316
March 2011



REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS	
Scale: N/A	Drawn: KJ
Date: 04/17/25	Job #: 23-0255
Sheet:	D1.0



To: Moab Planning Commission

The Expedition Eighty8 restaurant in the Radcliffe Hotel would like to change its use from amenity to full service, enabling advertising to those not staying at the hotel. Changing the use of the Eating Establishment (Restaurant) from amenity to full-service triggers additional parking space requirements. To comply with the new requirements, the applicant has chosen to pursue an Off-Site Parking Agreement with the neighboring lot. The Restaurant occupies 1,541 square feet, which requires 8 parking spaces. The applicant is requesting that the 8 spaces be granted a Special Exception by way of an Off-Site Parking Agreement. Thank you for your consideration.

Sincerely,

The Radcliffe Hotel, LLC
DBA Gravity Haus Moab
Rob Radcliffe

Moab Planning Commission Agenda Item
Lost Springs Condominium Plat
Meeting Date: May 8th, 2025

Title: Consideration and Possible Approval of Planning Resolution No. 09-2025, A Resolution Approving the Lost Springs Condominium Plat, on Property Located at 238 S 400 E Moab, UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director and Johanna Blanco, Associate Planner

Attachment(s):

Exhibit 1: Planning Resolution No. 9-2025

Exhibit 2: Vicinity Map

Exhibit 3: Recorded County Plat

Exhibit 4: Approved Site Plan

Exhibit 5: Lost Springs Condominiums Draft Survey Plat

Exhibit 6: Draft Master Declaration of CC&Rs

Exhibit 7: Final Plat Matrix

Options:

1. Approve with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Site Plan Application, giving specific findings for decision.

Motion for Approval: I move that the City of Moab Planning Commission approve the Lost Springs Condominiums Plat, on Property Located at 238 S 400 E Moab UT 84532.

Background:

The applicant, Nimesh Chaudhari submitted materials for the Lost Springs Condominium Plat on April 11th, 2025. The Application was reviewed by the Development Review Team (DRT) on April 14th, 2025, and comments were sent to the applicant on April 29th, 2025. The applicant resubmitted the Condominium Plat on May 5, 2025, and City staff deemed the application sufficient for Planning Commission review, having satisfied all staff comments. The Condominium Plat Application was submitted for review by the Moab City Planning Commission on May 8th, 2025.

The project went through Site Plan Level II approval prior to approving the Condominium Plat. The Level II Site Plan was conditionally approved by Planning Resolution No. 01-2022.

Project Description:

Location: 238 S 400 E, Moab UT 84532

Property Owner: Hampton Roads LLC

Applicant: Nimesh Chaudhari

Parcel: 01-0017-0003

Zoning: R-3 Multi-Household Residential Zone and C-5 Neighborhood Commercial Zone

Proposed Use: Residential Multi-Household Condominiums

Project Size: 80 Unit Condominium Development

Parking: 120 spaces

Narrative Summary:

Provided by Applicant in 2021

2nd Story Capital proposes to construct a multifamily development located at 238 South 400 East to replace the existing mobile home park. The parcel is 2.24 acres, all of which will be disturbed with the project. The new multifamily buildings and office building will comprise of about 25,000 square feet of footprint area. Access will be provided from 300 East, 200 South and 400 East. Parking will be provided in two components: outdoor parking and garage parking. A total of 120 parking spaces will be provided with 104 of those spaces being outside and 16 being garage parking spaces.

The proposed project has been designed per the Land Use Code and in alignment with the City General Plan. All building setbacks and parking requirements have been met. Interior parking lot landscaping percentages meet the Land Use Code requirement.

Process: Condominium Plat

Section 17.79.060 of the Moab Municipal Code allows the Planning Commission to approve the Condominium Plat complying with the provisions of the Utah Condominium Ownership Act having been reviewed and recommended by Planning Staff. The development of a 80 unit multi-household dwelling in the R-3 Multi-Household Residential zone and C-5 Neighborhood Commercial zone is permitted by-right through a site Plan Level II Review process. A condominium plat is essentially a function of ownership, applied to the permitted development and land area associated with each dwelling unit. Condominium Plats do not require City Council review or approval. The aforementioned MMC section is included below:

17.79.060 Plat Declaration Approval

All condominium developments shall include a condominium plat and condominium declaration complying with the provisions of the Utah Condominium Ownership Act. The proposed plat and declaration shall be submitted with the application for staff review prior to any applicable decision by the body having land use authority. The final plat for all condominium conversions shall include a signature block for the Planning Commission, City Planner, City Engineer, and City Attorney, which must be executed prior to recording. Except where the applicant posts a performance guarantee under Section [16.20.060](#) (subdivisions) or Section [17.66.180\(C\)](#) (planned unit developments), the condominium plat and declaration shall not be recorded until all approvals required under by city code have been obtained and all required improvements have been completed. (Ord. 06-10 (part), 2006)

Active Employment Household

Section [17.64.020](#) of the Moab Municipal Code requires that not less than 33% of the number of dwellings in an approved multi-household dwelling development be deed restricted as active employment households as a use parameter for the permitted use.

MMC 17.64.020. C.

Active employment households and active employment units required as a use parameter for the permitted use of multi-household dwelling developments shall be regulated as follows:

1. Not less than thirty-three percent of the number of dwellings approved for multi-household dwelling developments in the R-3 multi-household residential zone and R-4 manufactured housing residential zone shall be designated or deed restricted to be active employment units.

- a. Where the percentage of any required active employment units in a multi-household dwelling development, as applied to the total number of units, results in a decimal, the number of required AEUs shall be rounded down if the remainder is less than nine-tenths; and rounded up if greater than nine-tenths.
2. Active employment units shall be roughly equivalent by number in type (e.g., studio, one bedroom, two bedroom...) and size (square footage) to the non-active employment units within the development.
3. The active employment units shall be ready for occupancy no later than the date of the initial, or temporary occupancy of any non-active employment units within the project or applicable phases thereof. If the non-active employment units are developed in phases, then the active employment units may be developed in proportion to the phasing of the non-active employment units (e.g., not less than thirty-three percent of the units developed for occupancy in any phase shall be active employment units).
4. Active employment units shall only be occupied by households who qualify as active employment households.
5. Active employment units shall be occupied by active employment households a minimum of nine months per calendar year, which do not need to be consecutive or held by the same occupant.
6. Active employment units shall not be occupied, rented, or leased by active employment households for less than ninety consecutive days. (Ord. 22-05 § 4, 2022)

CITY OF MOAB PLANNING RESOLUTION NO. 09-2025
A RESOLUTION APPROVING A CONDOMINIUM FINAL PLAT, ON PROPERTY
LOCATED AT 238 SOUTH 400 EAST, MOAB, UTAH 84532

WHEREAS, the following describes the intent and purpose of this resolution:

- a. Hampton Roads LLC, as the Owner of record and of property located at 238 S 400 E, Moab, Utah 84532, has applied through their agent, Nimesh Chaudhari, for a Condominium Plat Approval; and
- b. Applicant has furnished a plat, CC&Rs, and description of the property located at 238 S 400 E, Moab Utah, 84532; Parcel 01-0017-0003;
- c. The City adopted Condominium Review regulations in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the R3, Multi-Household Residential Zone and C-5 Neighborhood Commercial Zone; and
- d. The Moab Planning Commission reviewed the application for a Condominium Plat for a condominium development on property located at 238 S 400 E, Moab, Utah in a regularly scheduled meeting held on May 8th, 2025; and
- e. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission hereby finds that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for The Lost Springs Condominiums is hereby APPROVED.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on May 8th, 2025.

SIGNED: _____
Kya Marienfeld, Chair



R-3 Zone

C-5 Zone

R-2 Zone

E 200 S

E 200 S

E 200 S

S 300 E

400 E

Sundial Dr

E 300 S

S 3rd E St

S 3rd E St

E 300 S

Fourth E St

Bowen Cir

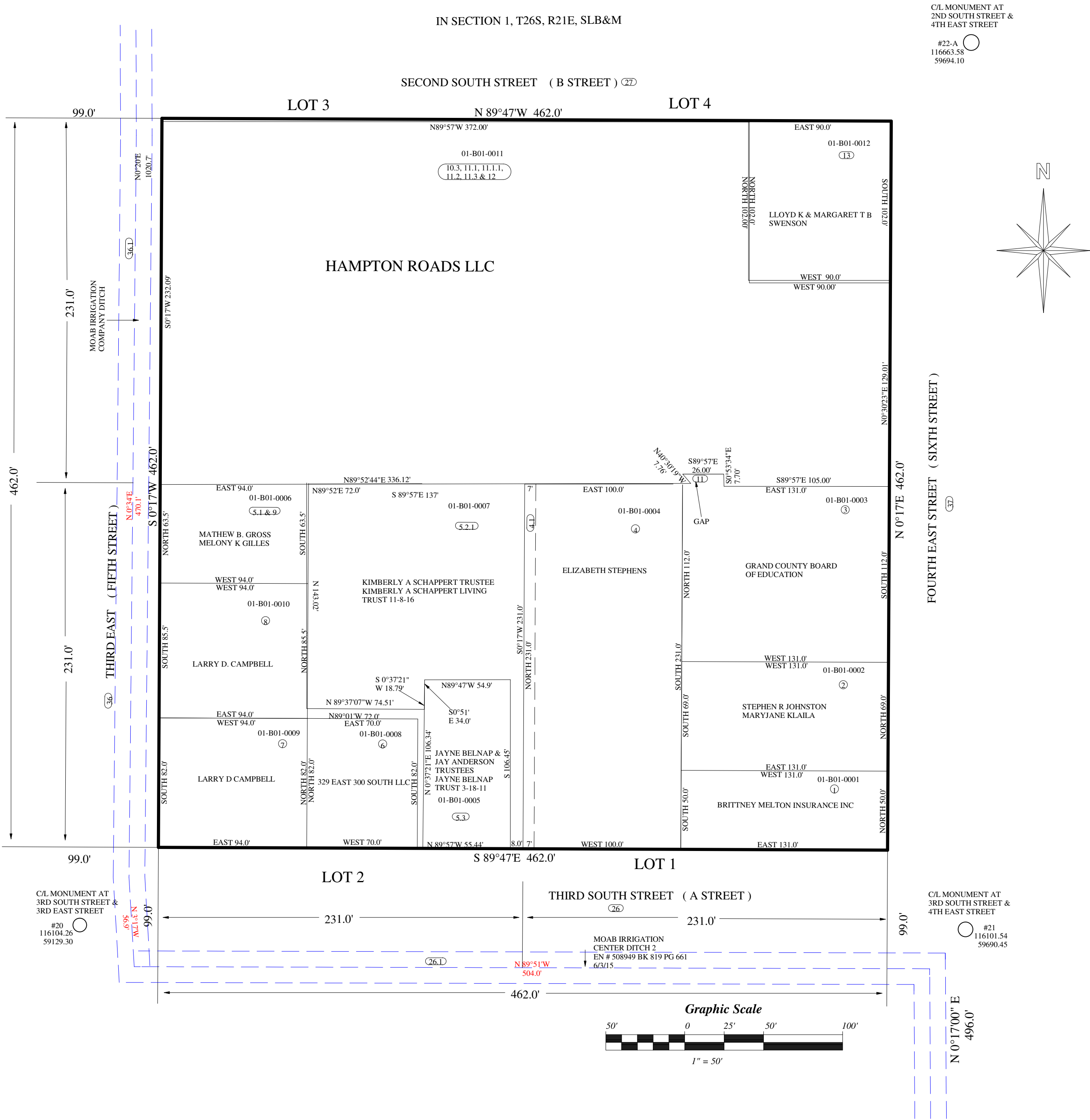
Google Earth

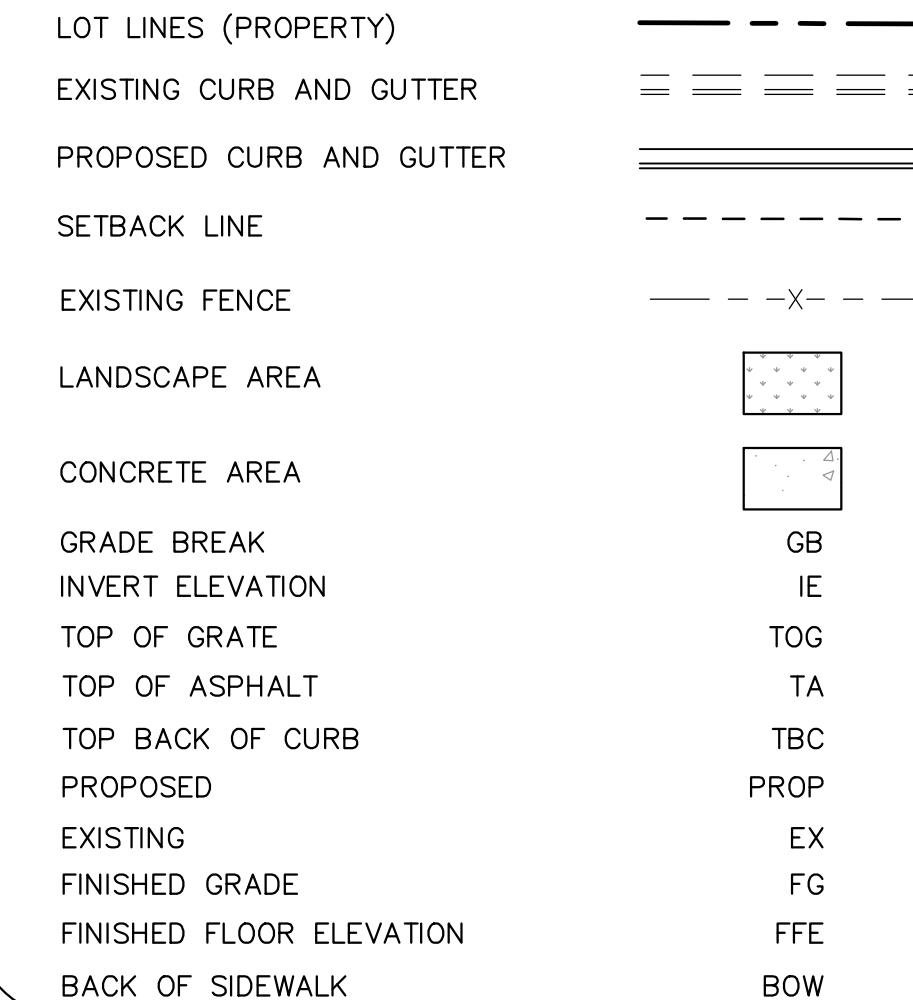
38°34'13.20" N 109°32'29.28" W elev 0 ft eye alt 1441 ft

1985

MOAB TOWNSITE BLOCK 1

IN SECTION 1, T26S, R21E, SLB&M

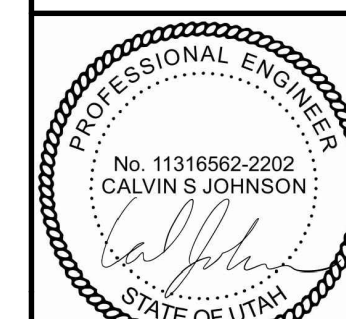


[illegible]

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www.legendengineering.com



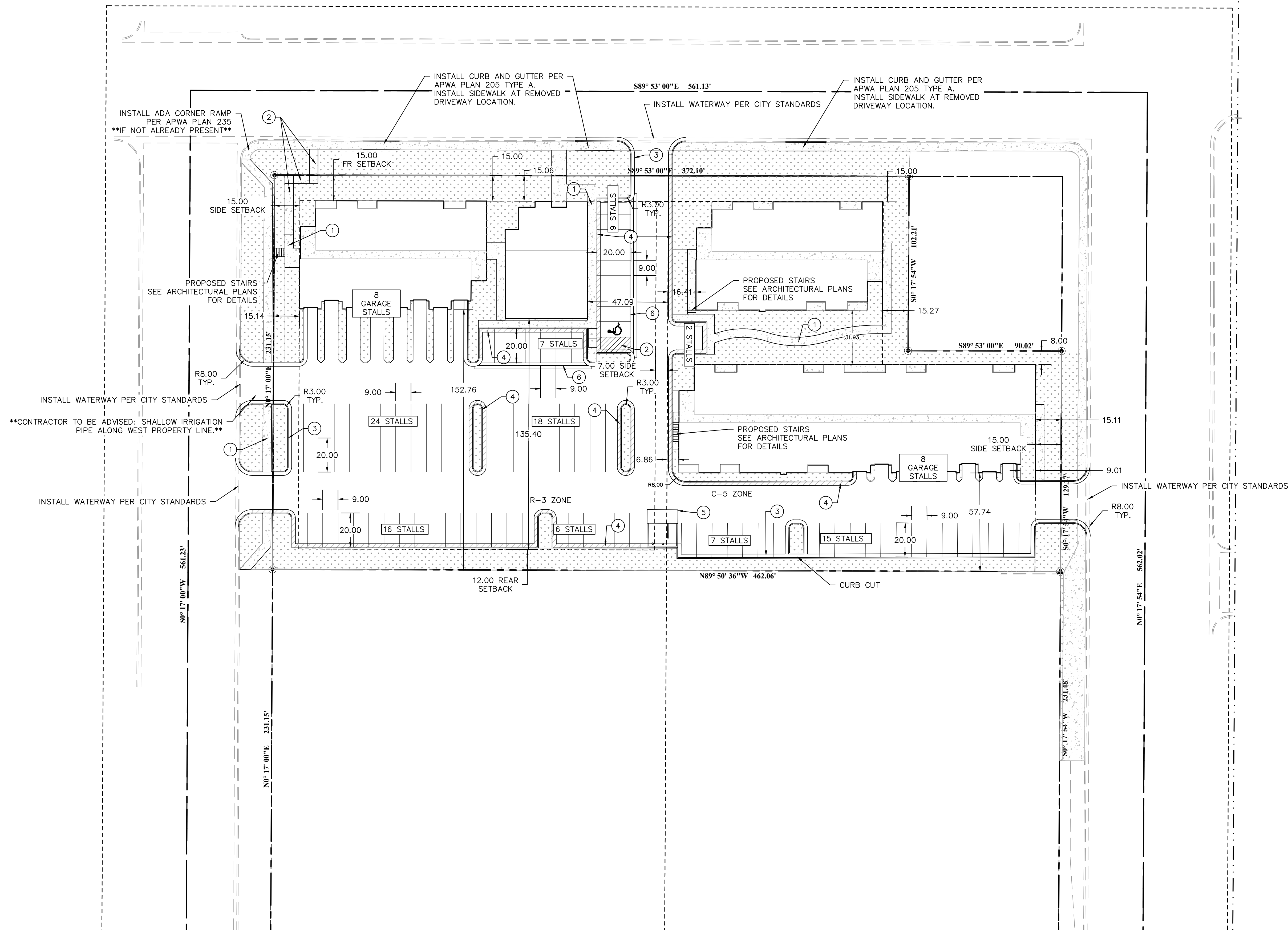
**LOST SPRINGS MOAB
SITE PLAN CONCEPT
238 SOUTH 400 EAST, MOAB, UTAH**

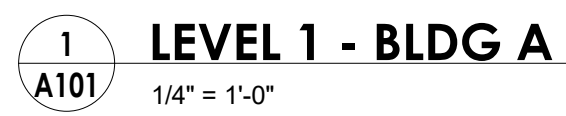


SHEET: **C-1**

DATE: 2/3/2022

DATE: 2/3/2022





0 2' 4' 8'

GRAPHIC SCALE

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
2. **DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. DIMENSIONS OF LIMITED DIMENSIONS SHALL BE BASED ON LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL BE PROPERLY RATED ASSEMBLY TO RATED ASSEMBLY, FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WALLS AND DOORS. PROVIDE 1/2" MIN. COUNTERFLASHING AT PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PENETRATIONS. FLASHING SHALL BE INSTALLED TO EXTERIOR SIDE OF MATERIALS. FLASHINGS AND FLASHING MEMBRANE SHALL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS. FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DROP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF WHETHER THE FOLLOWING ARE PRESENT:
 - 5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR OR TO DRAINERS. FLASHING SHALL BE INSTALLED TO THE EXTERIOR SIDE OF WALLS AND ROOFING. FLASHING SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
6. **COMPLY WITH THE PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAIL - SEE "C" SHEETS.** IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
7. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
8. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING WORK. IF THERE ARE ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION, IT SHALL BE IN WRITING AND MUST COME INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED

**PRELIMINARY
NOT FOR
CONSTRUCTION**

11/5/2021 11:08:51 AM

LOST SPRINGS
SECOND STORY CAPITAL
MOAB, UT

KEYNOTE LEGEND

Key Value	Keynote Text
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Revision Schedule		Revision Date
MARK	DESCRIPTION	

AE2021.092

**BLDG A -
MAIN LEVEL**

DATE: 11/5/2021
11:08:51 AM

SHEET #:

A101

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AE URBIA, LLC.





1
A102
LEVEL 2 - BLDG A
1/4" = 1'-0"

PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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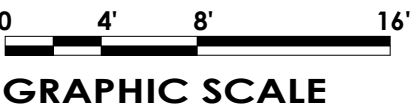
Key Value
Keynote Text

GROSS AREA - BUILDING A

A - BALCONY	457 SF
A - CIRCULATION	1,697 SF
A - GARAGE	2,774 SF
A - HOUSING	8,236 SF
	13,364 SF

UNIT SCHEDULE - BLDG A

1-BR	6
2-BR	3
GARAGE	8
STUDIO	3



Revision Schedule	Revision Date
MARK	DESCRIPTION



1
A111
LEVEL 1 - BLDG B
1/4" = 1'-0"



PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

A202

A202

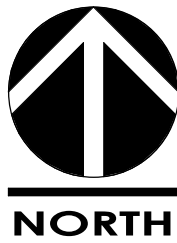
A202

GROSS AREA - BUILDING B

B - BALCONY	981 SF
B - CIRCULATION	2,485 SF
B - HOUSING	8,314 SF
B - HOUSING	8,246 SF
B - HOUSING	20,026 SF

UNIT SCHEDULE - BLDG B

1-BR	12
2-BR	6
STUDIO	6





1
A112 **LEVEL 2 - BLDG B**
1/4" = 1'-0"

- PROJECT GENERAL NOTES**
- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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 -

2
A202

A202
4

3
A202

GROSS AREA - BUILDING B

B - BALCONY	981 SF
B - CIRCULATION	2,485 SF
B - HOUSING	8,314 SF
B - HOUSING	8,246 SF
	20,026 SF

UNIT SCHEDULE - BLDG B

1-BR	12
2-BR	6
STUDIO	6

Revision Schedule		
MARK	DESCRIPTION	Revision Date



1
A113
LEVEL 3 - BLDG B
1/4" = 1'-0"

- PROJECT GENERAL NOTES**
- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
 - DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
 - FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
 - PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
 - ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
 - FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 - ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
 - CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
 - ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

GROSS AREA - BUILDING B

B - BALCONY	981 SF
B - CIRCULATION	2,485 SF
B - HOUSING	8,314 SF
B - HOUSING	8,246 SF
B - HOUSING	20,026 SF

UNIT SCHEDULE - BLDG B

1-BR	12
2-BR	6
STUDIO	6

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South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
web: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

11/5/2021 11:09:02 AM

**LOST SPRINGS
SECOND STORY CAPITAL
MOAB, UT**

Revision Schedule	Revision Date
MARK	DESCRIPTION

AE2021.092

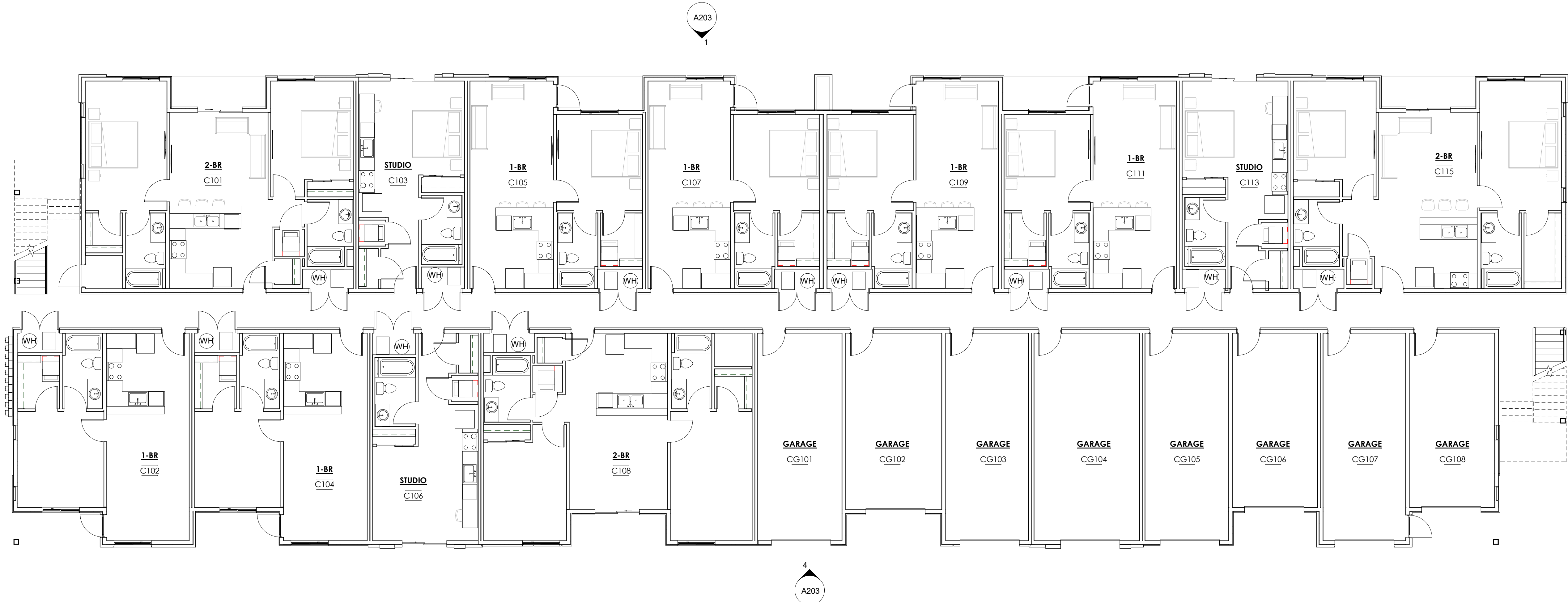
BLDG B - THIRD LEVEL

DATE: 11/5/2021 11:09:02 AM

SHEET #:

A113

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1
A121
LEVEL 1 - BLDG C
1/8" = 1'-0"



GROSS AREA - BUILDING C

C - BALCONY	1,729 SF
C - CIRCULATION	3,793 SF
C - HOUSING	30,544 SF
C - GARAGE	2,793 SF
	38,859 SF

UNIT SCHEDULE - BLDG C

1-BR	22
2-BR	11
GARAGE	8
STUDIO	11

PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

Revision Schedule	Revision Date
MARK	DESCRIPTION

AE2021.092

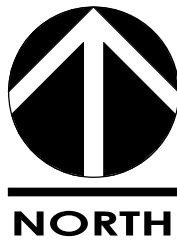
**BLDG C -
MAIN LEVEL**

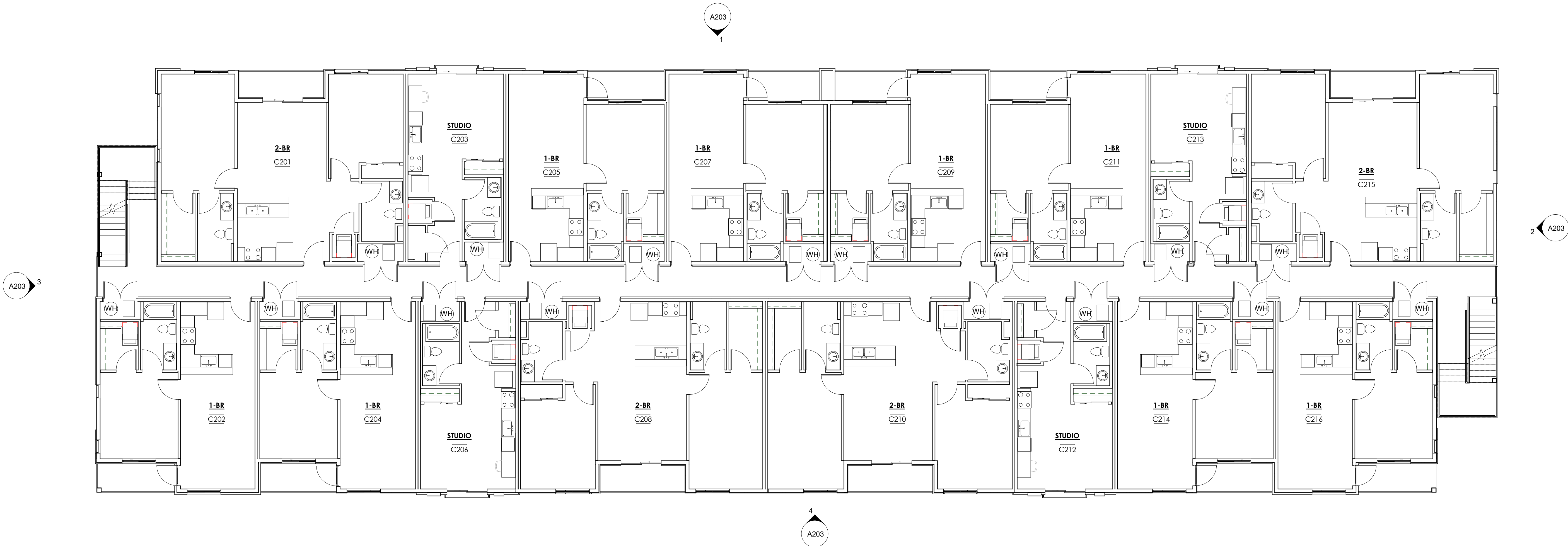
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SHEET #:

A121

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1
A122
LEVEL 2 - BLDG C
1/8" = 1'-0"

PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
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- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

2
A203

PRELIMINARY
NOT FOR
CONSTRUCTION

11/5/2021 11:09:07 AM

LOST SPRINGS
SECOND STORY CAPITAL
MOAB, UT

GROSS AREA - BUILDING C

C - BALCONY	1,729 SF
C - CIRCULATION	3,793 SF
C - HOUSING	30,544 SF
C - GARAGE	2,793 SF
	38,859 SF

UNIT SCHEDULE - BLDG C

1-BR	22
2-BR	11
GARAGE	8
STUDIO	11

Revision Schedule	Revision Date
MARK	DESCRIPTION

AE2021.092

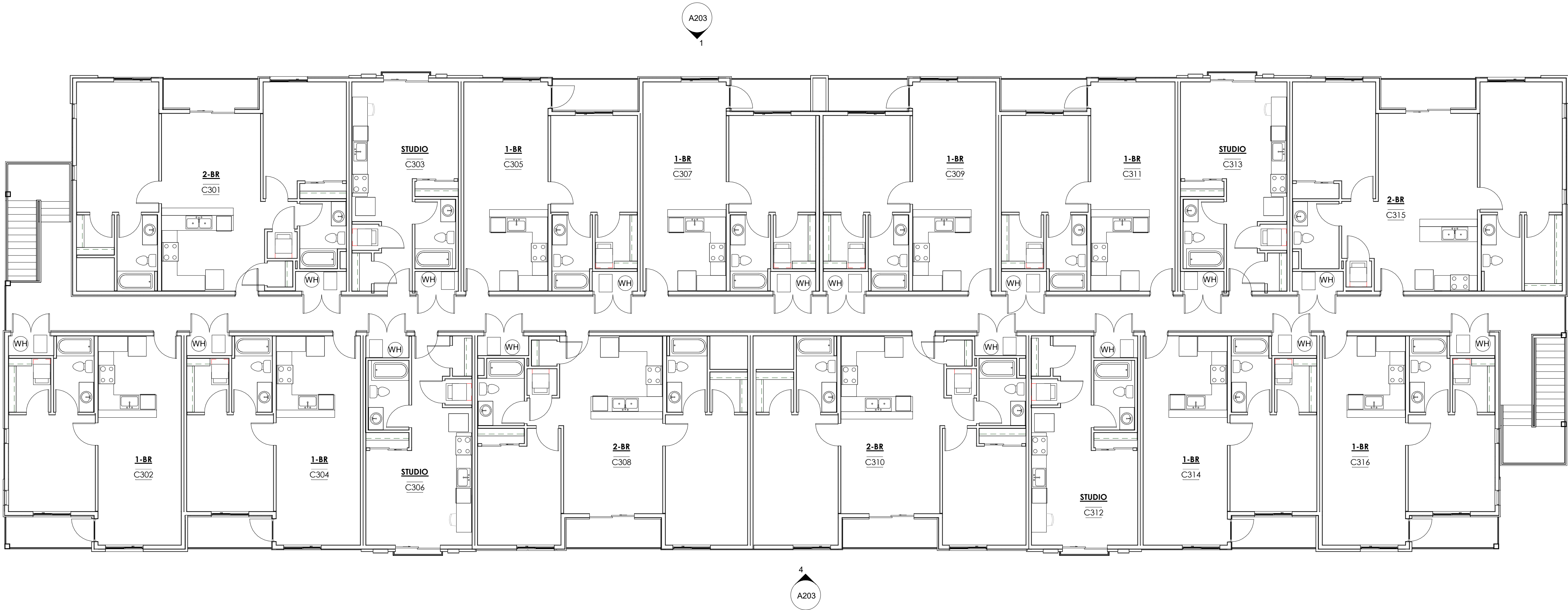
BLDG C -
SECOND LEVEL

DATE: 11/5/2021
11:09:07 AM

SHEET #:

A122

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AEURBIA, LLC.



1
A123
LEVEL 3 - BLDG C
1/8" = 1'-0"

PROJECT GENERAL NOTES

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- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

GROSS AREA - BUILDING C

C - BALCONY	1,729 SF
C - CIRCULATION	3,793 SF
C - HOUSING	30,544 SF
C - GARAGE	2,793 SF
	38,859 SF

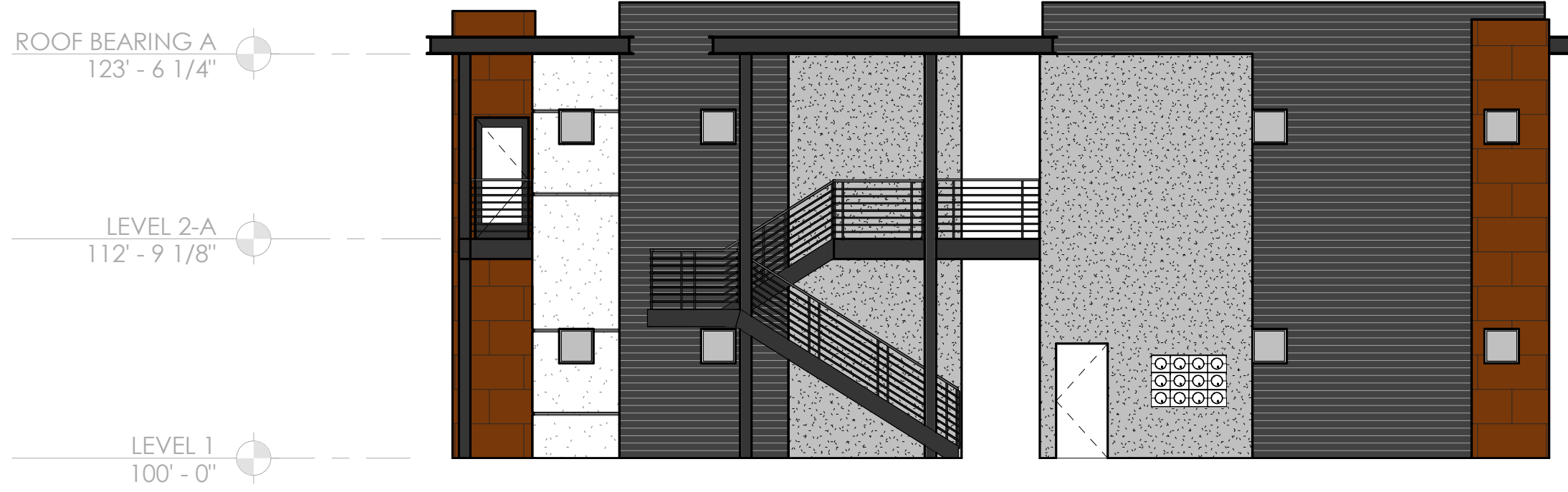
UNIT SCHEDULE - BLDG C

1-BR	22
2-BR	11
GARAGE	8
STUDIO	11

Revision Schedule	Revision Date
MARK	DESCRIPTION



BUILDING A - NORTH ELEVATION
1/8" = 1'-0"



BUILDING A - EAST ELEVATION
1/8" = 1'-0"

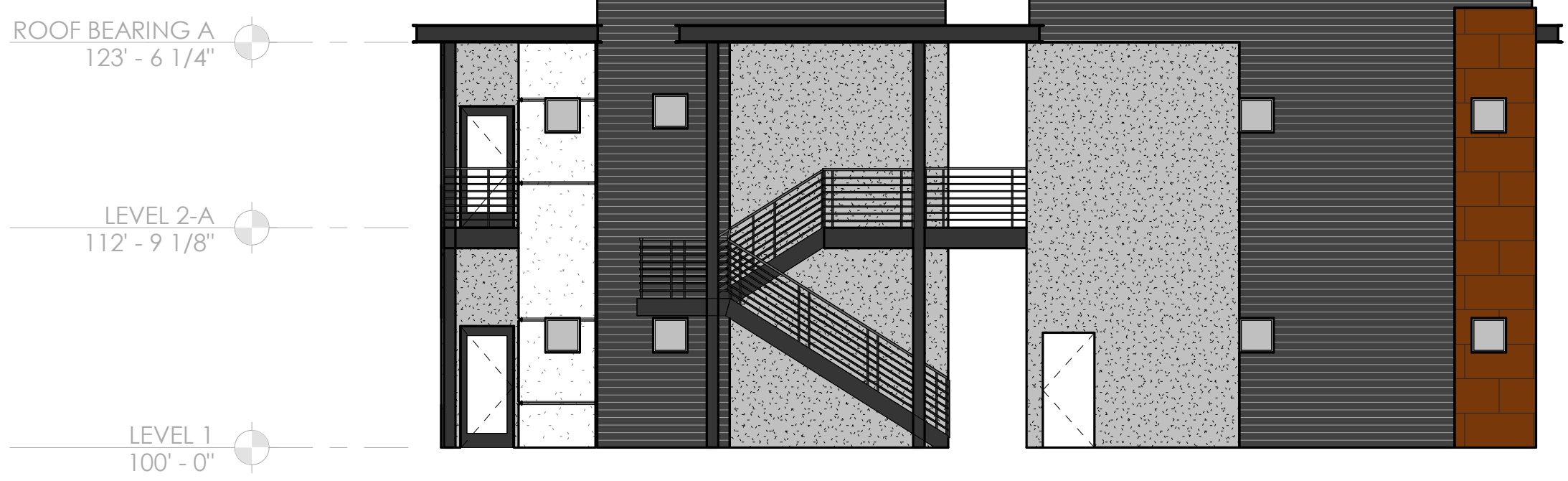
EXTERIOR ELEVATION MATERIALS

- LIGHT - STUCCO/EIFS
- DARK - STUCCO/EIFS
- CORRUGATED METAL
- ACCENT COLOR - FIBER CEMENT PANEL

NOTES:
- ALL EXTERIOR LIGHTING SHALL CONFORM TO MOAB CITY DARK SKY ORDINANCE
- BUILDING AND FLOOR HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE



BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

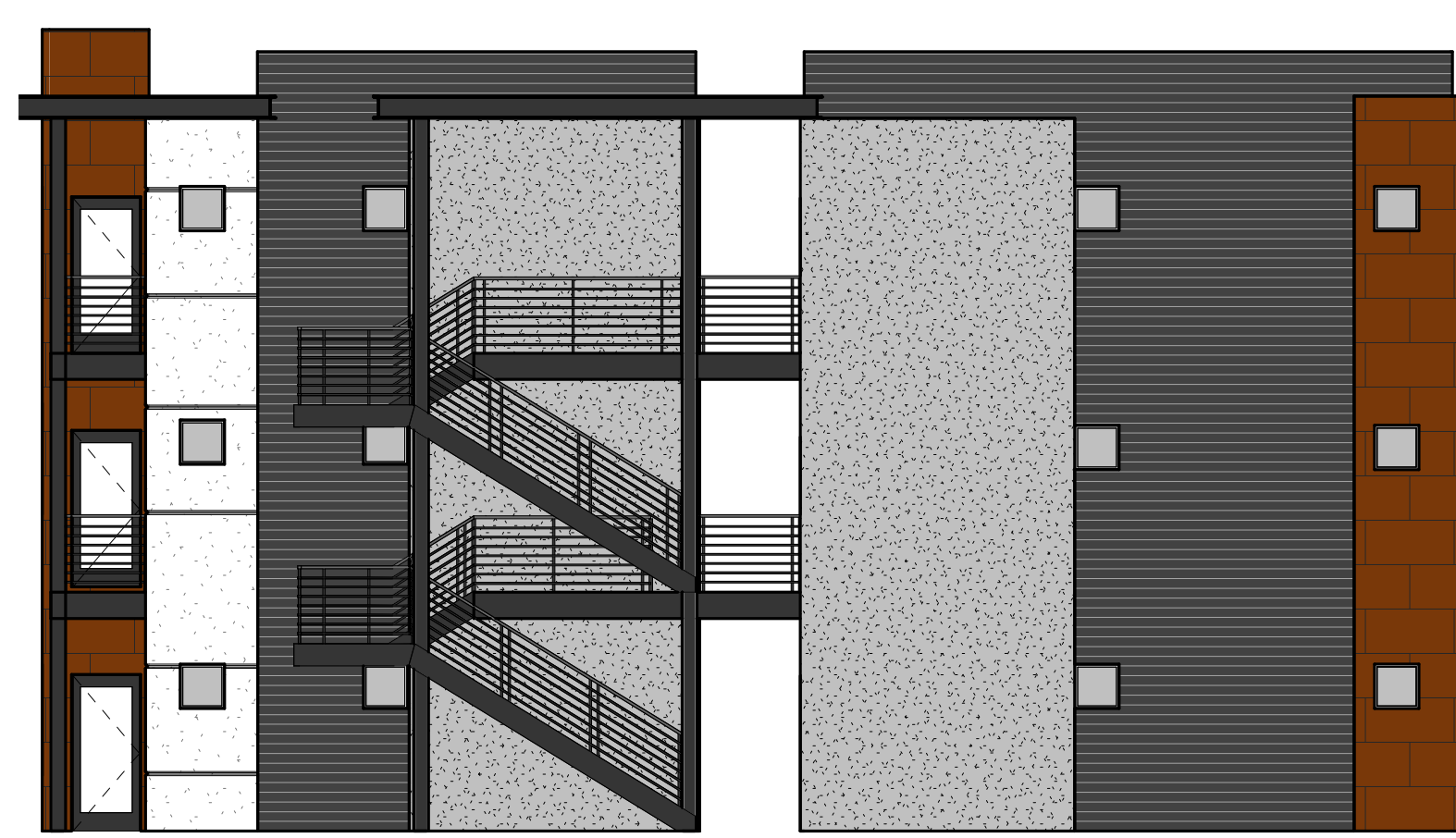


BUILDING A - WEST ELEVATION
1/8" = 1'-0"

Revision Schedule		
MARK	DESCRIPTION	Revision Date







BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



BUILDING B - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

-  LIGHT - STUCCO/EIFS
-  DARK - STUCCO/EIFS
-  CORRUGATED METAL
-  ACCENT COLOR - FIBER CEMENT PANEL

NOTES:
- ALL EXTERIOR LIGHTING SHALL CONFORM TO MOAB CITY DARK SKY ORDINANCE
- BUILDING AND FLOOR HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE



BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"



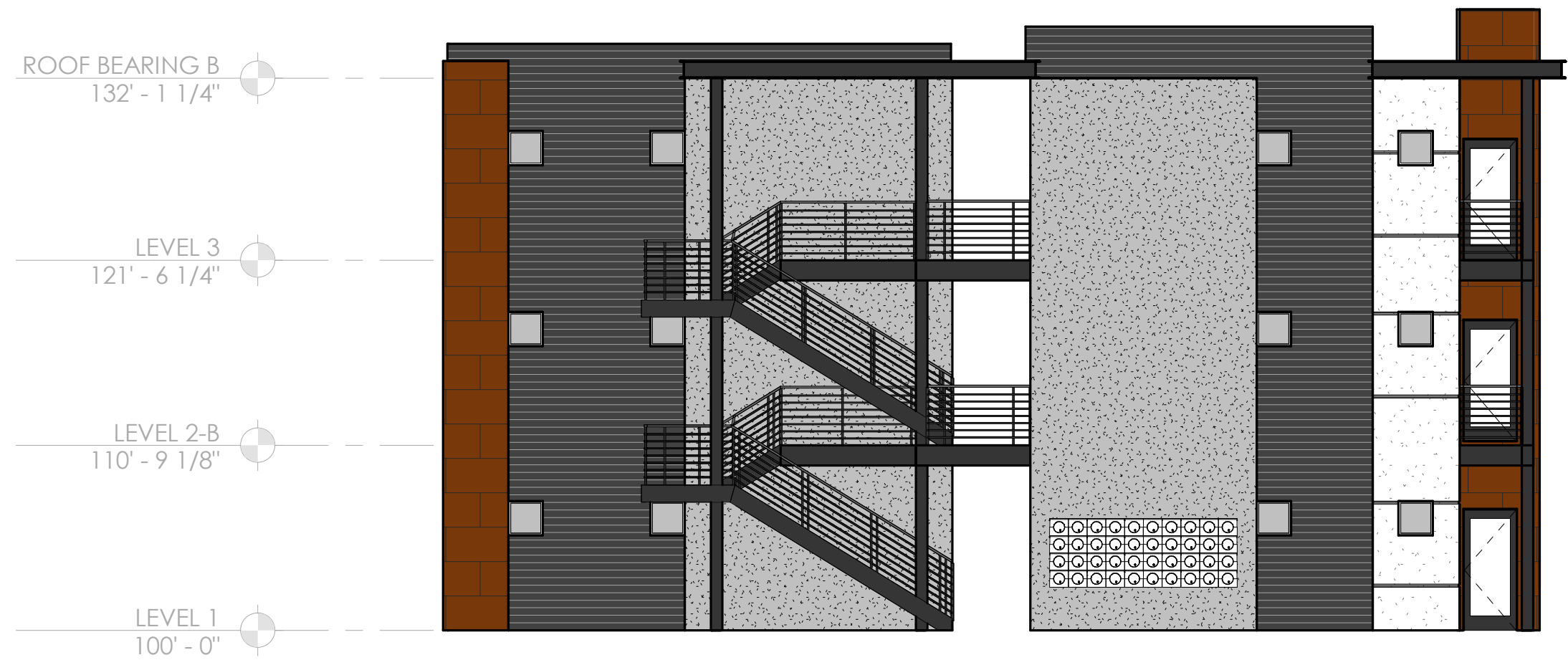
BUILDING B - WEST ELEVATION
1/8" = 1'-0"



1
A203
BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



2
A203
BUILDING C - EAST ELEVATION
1/8" = 1'-0"



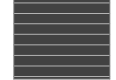



3
A203
BUILDING C - WEST ELEVATION
1/8" = 1'-0"



4
A203
BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

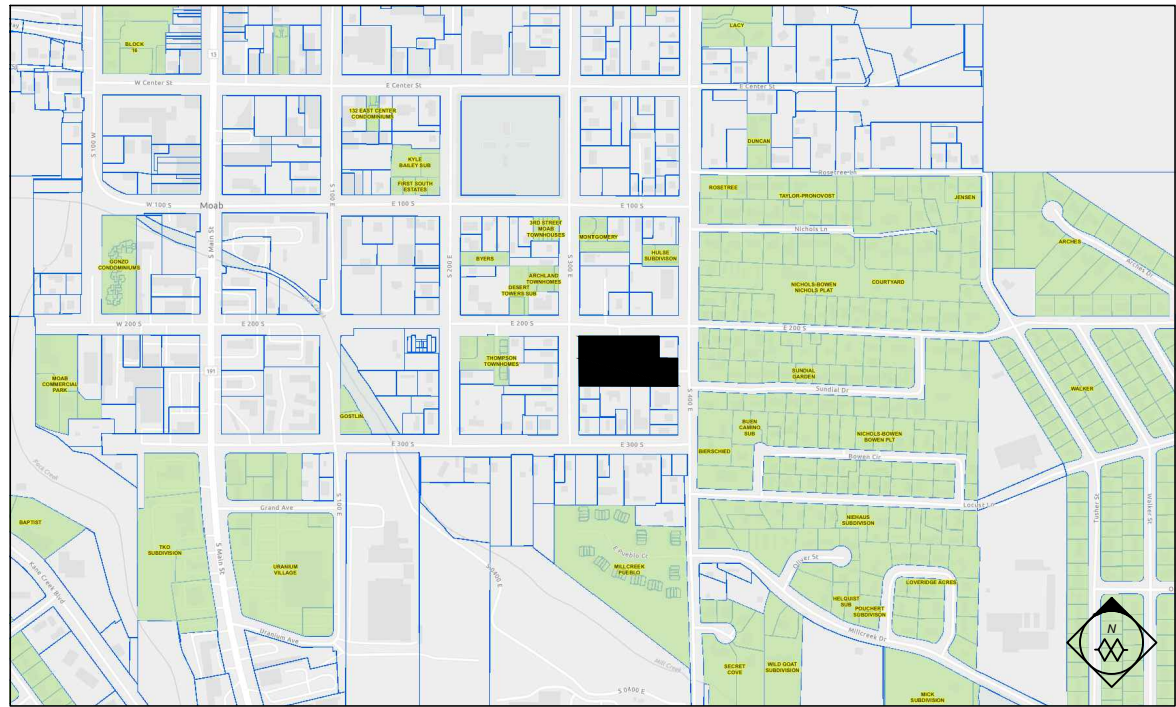
-  LIGHT - STUCCO/EIFS
-  DARK - STUCCO/EIFS
-  CORRUGATED METAL
-  ACCENT COLOR - FIBER CEMENT PANEL

NOTES:
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TO MOAB CITY DARK SKY ORDINANCE
- BUILDING AND FLOOR HEIGHTS ARE APPROXIMATE
AND SUBJECT TO CHANGE

Revision Schedule		
MARK	DESCRIPTION	Revision Date

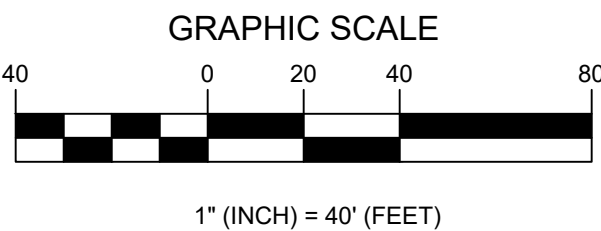
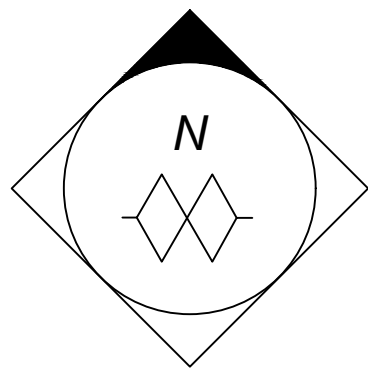
CONDOMINIUM MAP OF
LOST SPRINGS CONDOMINIUMS

A PART OF BLOCK 1, MOAB TOWNSITE BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH
APRIL 2025

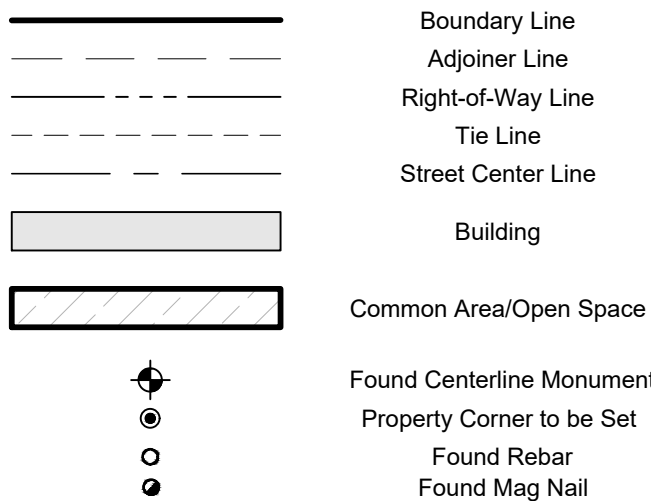


VICINITY MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	16.16'	S 0°07'00" W
L2	14.84'	N 89°42'06" W

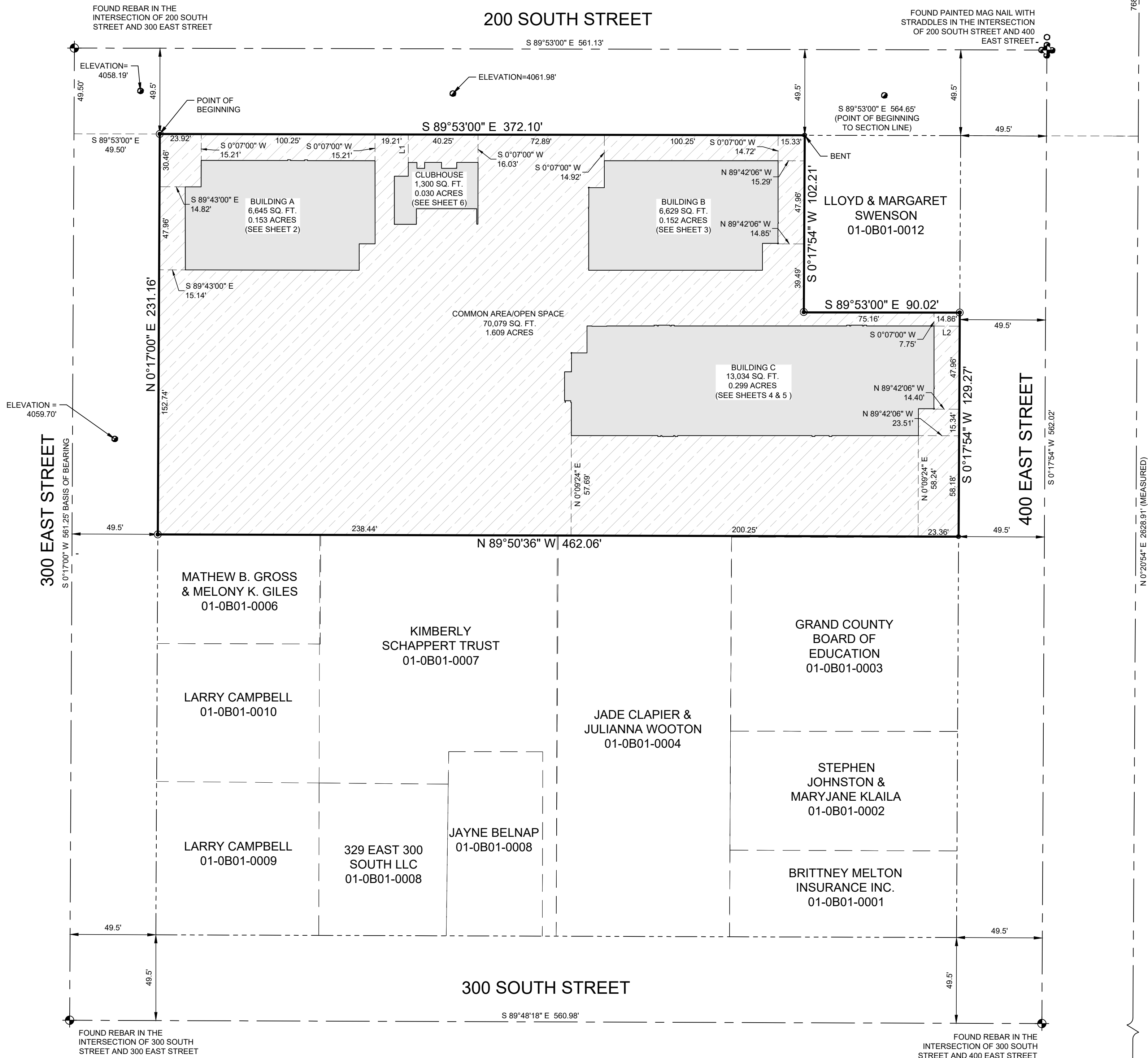


LEGEND



NOTE:

1. THIS CONDOMINIUM PLAT IS BOUND BY MOAB CITY MUNICIPAL CODES 17.64.020 AND 17.64.030 WHICH REGULATES THE ACTIVE EMPLOYMENT HOUSEHOLD (AEH) AND ACTIVE EMPLOYMENT UNIT. SEE MOAB CITY FOR ADDITIONAL DETAILS. THESE UNITS ARE "A101-1.1.1", "A206-1.1.1", "A202-2.2.1" AND "A105-S.1).

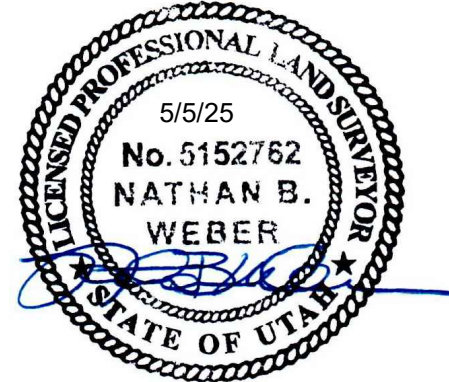


FOUND BRASS CAP
SOUTHEAST CORNER
SECTION 1
T26S, R21E, SLBM

SHEET 1 OF 6

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5152762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, LLC, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH CODE, AND HAVE VERIFY ALL MEASUREMENTS, SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE LOST SPRINGS CONDOMINIUMS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.



BOUNDARY DESCRIPTION

A PART OF BLOCK 1, MOAB TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE GRAND COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MOAB CITY, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND REBAR IN THE INTERSECTION OF 200 SOUTH STREET AND 300 EAST STREET; AND RUNNING THENCE SOUTH 0°17'00" WEST 49.50 FEET ALONG THE MONUMENT LINE IN 300 EAST STREET, BEING THE BASIS OF BEARING BETWEEN SAID FOUND REBAR AND A FOUND REBAR IN THE INTERSECTION OF 300 SOUTH STREET AND 300 EAST STREET; AND SOUTH 89°53'00" EAST 49.50 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°53'00" EAST 372.10 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 1, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET;

THENCE SOUTH 0°17'54" WEST 102.21 FEET;

THENCE SOUTH 89°53'00" EAST 90.02 FEET TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 1 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET;

THENCE SOUTH 0°17'54" WEST 129.27 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 1 AND WESTERLY RIGHT-OF-WAY LINE OF SAID 400 EAST STREET;

THENCE NORTH 89°50'36" WEST 462.06 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 1 AND EASTERLY RIGHT-OF-WAY LINE OF SAID 300 EAST STREET;

THENCE NORTH 0°17'00" EAST 231.16 FEET ALONG SAID WESTERLY LINE OF SAID BLOCK 1 AND EASTERLY RIGHT-OF-WAY LINE OF SAID 300 EAST STREET TO THE NORTHWEST CORNER OF SAID BLOCK 1 AND THE POINT OF BEGINNING.

CONTAINS 97,688 SQ. FT. OR 2.242 ACRES

SURVEYOR'S NARRATIVE

THE BASIS OF BEARING IS SOUTH 0°17'00" W ALONG THE MONUMENT LINE OF 300 EAST BETWEEN MONUMENTS FOUND IN THE INTERSECTIONS OF 200 SOUTH STREET & 300 EAST STREET AND 300 SOUTH STREET & 300 EAST STREET, BEING A PART OF BLOCK 1, MOAB TOWNSITE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

THE PURPOSE OF THIS CONDOMINIUM PLAT IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND CREATE 3 RESIDENTIAL UNITS AND 1 CLUBHOUSE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

LOST SPRINGS CONDOMINIUMS

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20 _____

STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

ON THIS ____ DAY OF _____, IN THE YEAR 20 __, BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME.

NOTARY SIGNATURE _____

CONDOMINIUM MAP OF
LOST SPRINGS CONDOMINIUMS

A PART OF BLOCK 1, MOAB TOWNSITE BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH
APRIL 2025



DIAMOND
LAND SURVEYING

6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099
office@diamondlandsurveying.com
www.diamondlandsurveying.com

MOAB CITY PUBLIC WORKS DEPARTMENT

APPROVED THIS ____ DAY OF _____,
20 __, BY THE MOAB CITY PUBLIC WORKS
DEPARTMENT.

CHAIRMAN, MOAB CITY PUBLIC WORKS DEPARTMENT

MOAB CITY COUNCIL

THIS CONDOMINIUM MAP OF LOST SPRINGS
CONDOMINIUMS IS APPROVED BY THE MOAB CITY
COUNCIL ON THIS ____ DAY OF _____,
20 __.

CHAIRMAN, MOAB CITY COUNCIL

MOAB CITY PLANNER APPROVAL

THIS CONDOMINIUM MAP OF LOST SPRINGS
CONDOMINIUMS IS APPROVED BY THE CITY
PLANNER ON THIS ____ DAY OF _____,
20 __.

MOAB CITY PLANNER

MOAB CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____,
20 __, BY THE MOAB CITY PLANNING COMMISSION.

CHAIRMAN, MOAB CITY PLANNING COMMISSION

MOAB CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT
AND SAID TRACT AS STAKED EXAMINED BY THIS
OFFICE AND IT IS CORRECT AND IN ACCORDANCE
WITH THE INFORMATION ON FILE IN THIS OFFICE.

MOAB CITY ENGINEER DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY
OF _____, A.D. 20 __.

MOAB CITY ATTORNEY

GRAND COUNTY RECORDER

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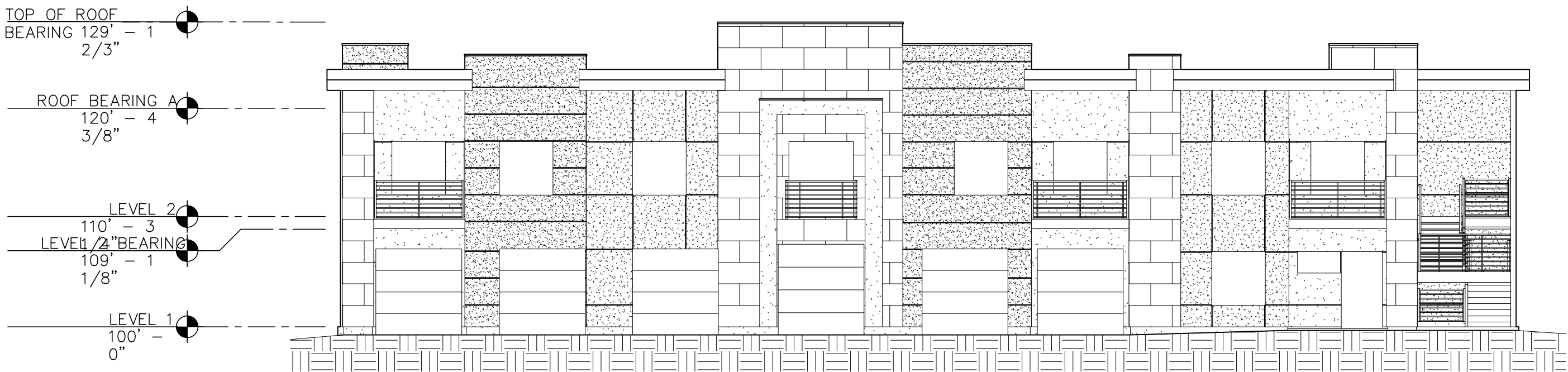
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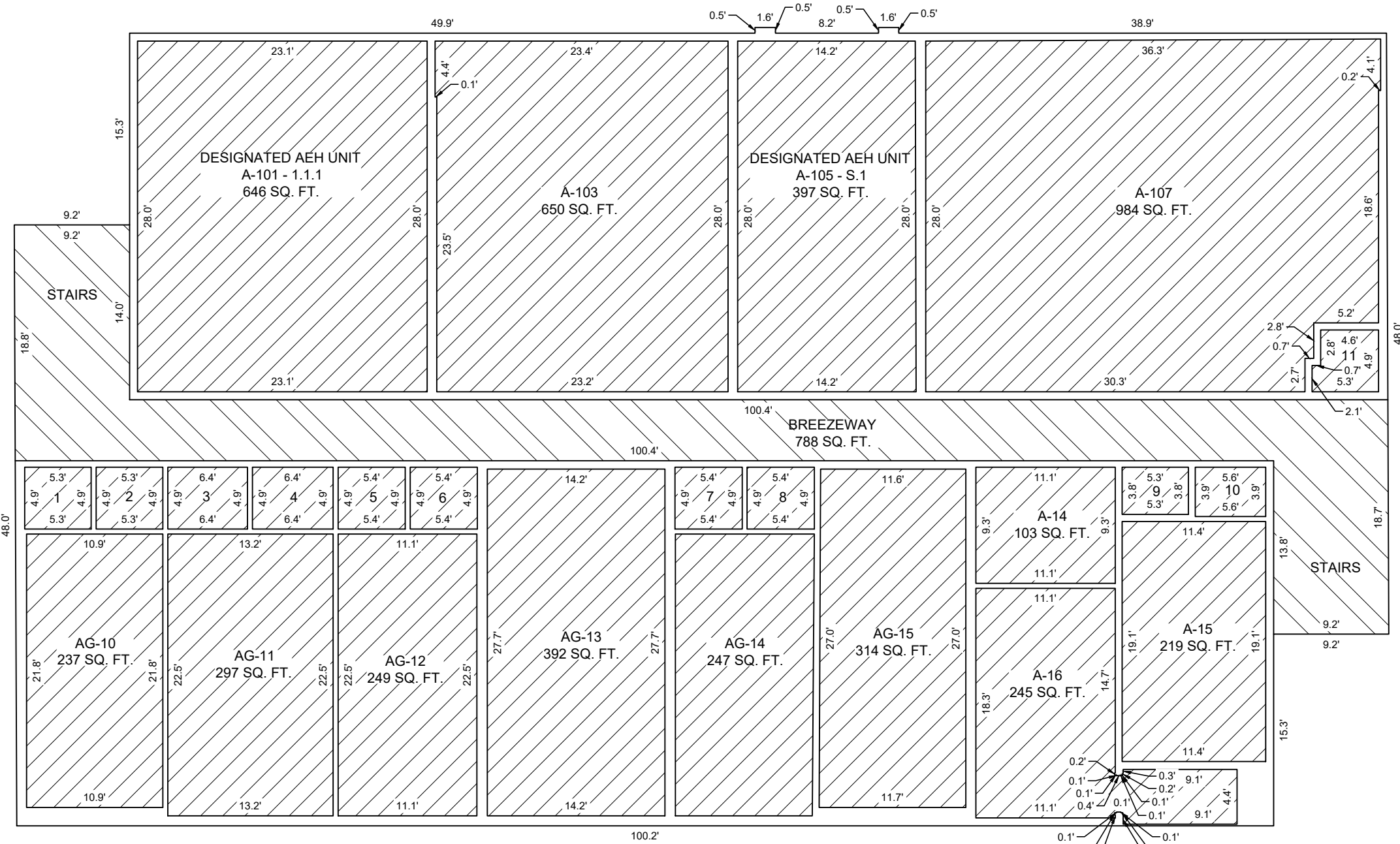
DEPUTY, SALT LAKE COUNTY RECORDER

CONDOMINIUM MAP OF
LOST SPRINGS CONDOMINIUMS

A PART OF BLOCK 1, MOAB TOWNSITE BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 28 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH
APRIL 2025

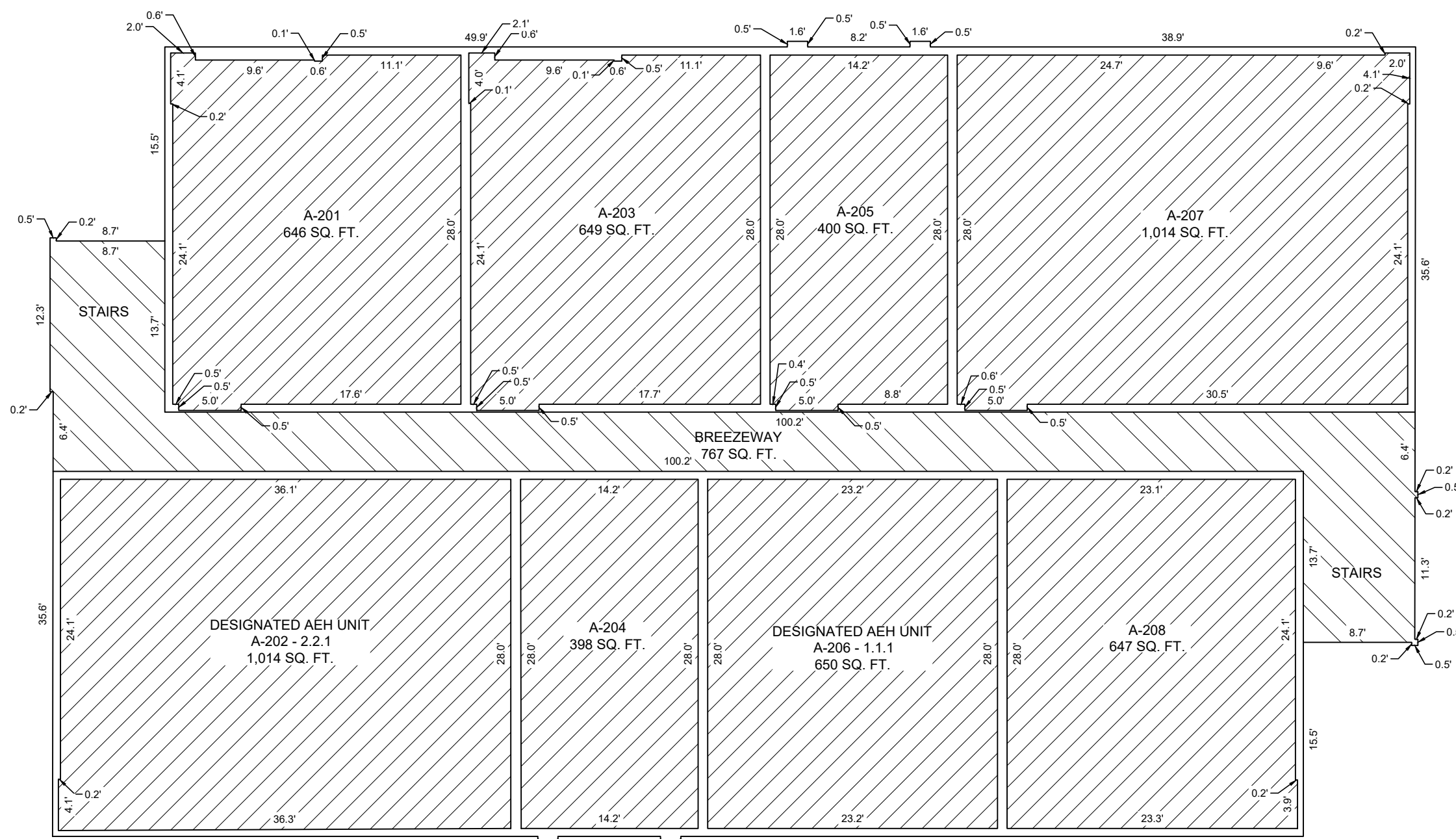


BUILDING A
ELEVATION



BUILDING A
FLOOR 1

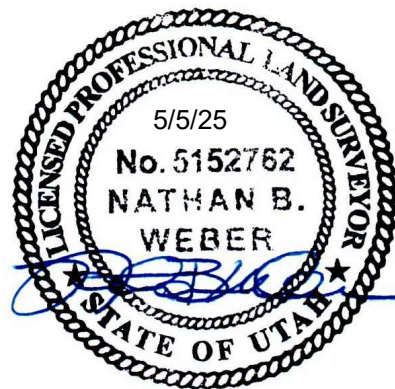
1. AS-10
26 SQ. FT.
2. AS-11
26 SQ. FT.
3. AS-12
31 SQ. FT.
4. AS-13
32 SQ. FT.
5. AS-14
26 SQ. FT.
6. AS-15
26 SQ. FT.
7. AS-16
26 SQ. FT.
8. AS-17
26 SQ. FT.
9. AS-18
20 SQ. FT.
10. AS-19
22 SQ. FT.
11. A-10
24 SQ. FT.



BUILDING A
FLOOR 2

LEGEND

- HOA Ownership/Building
- Private Ownership
- Limited Common Area



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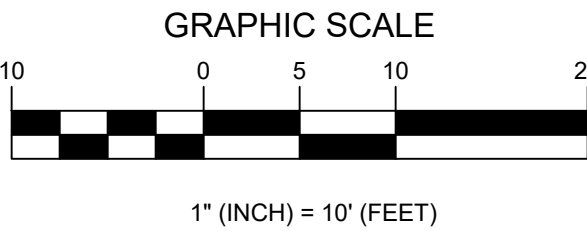
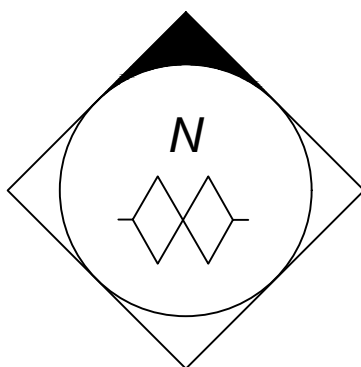
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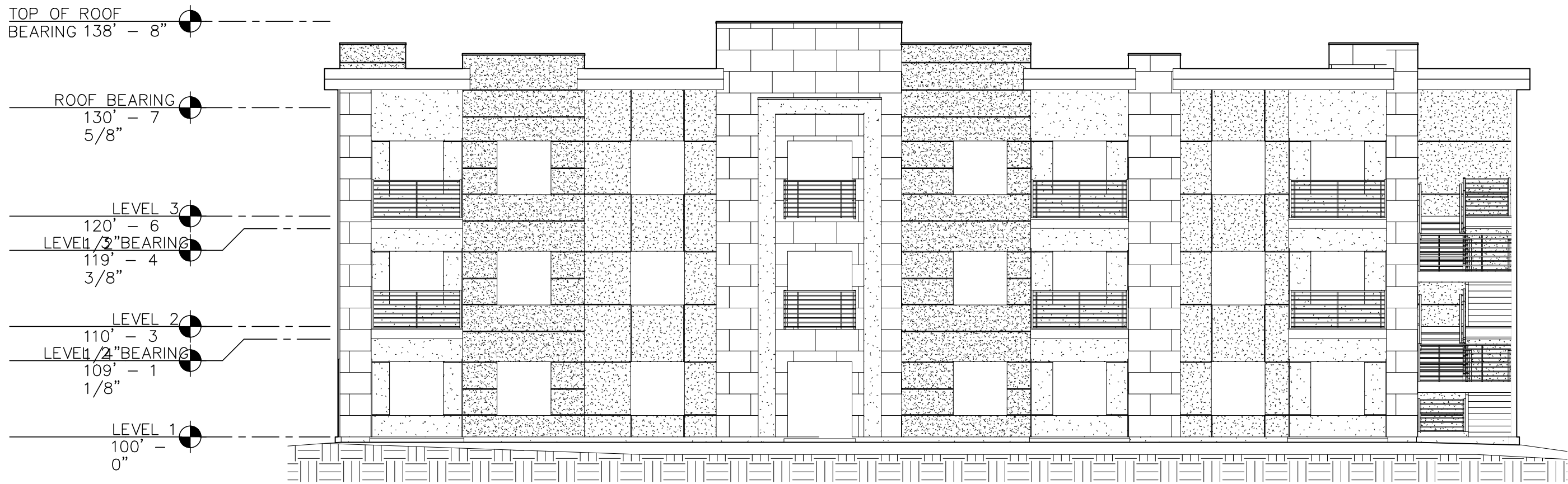


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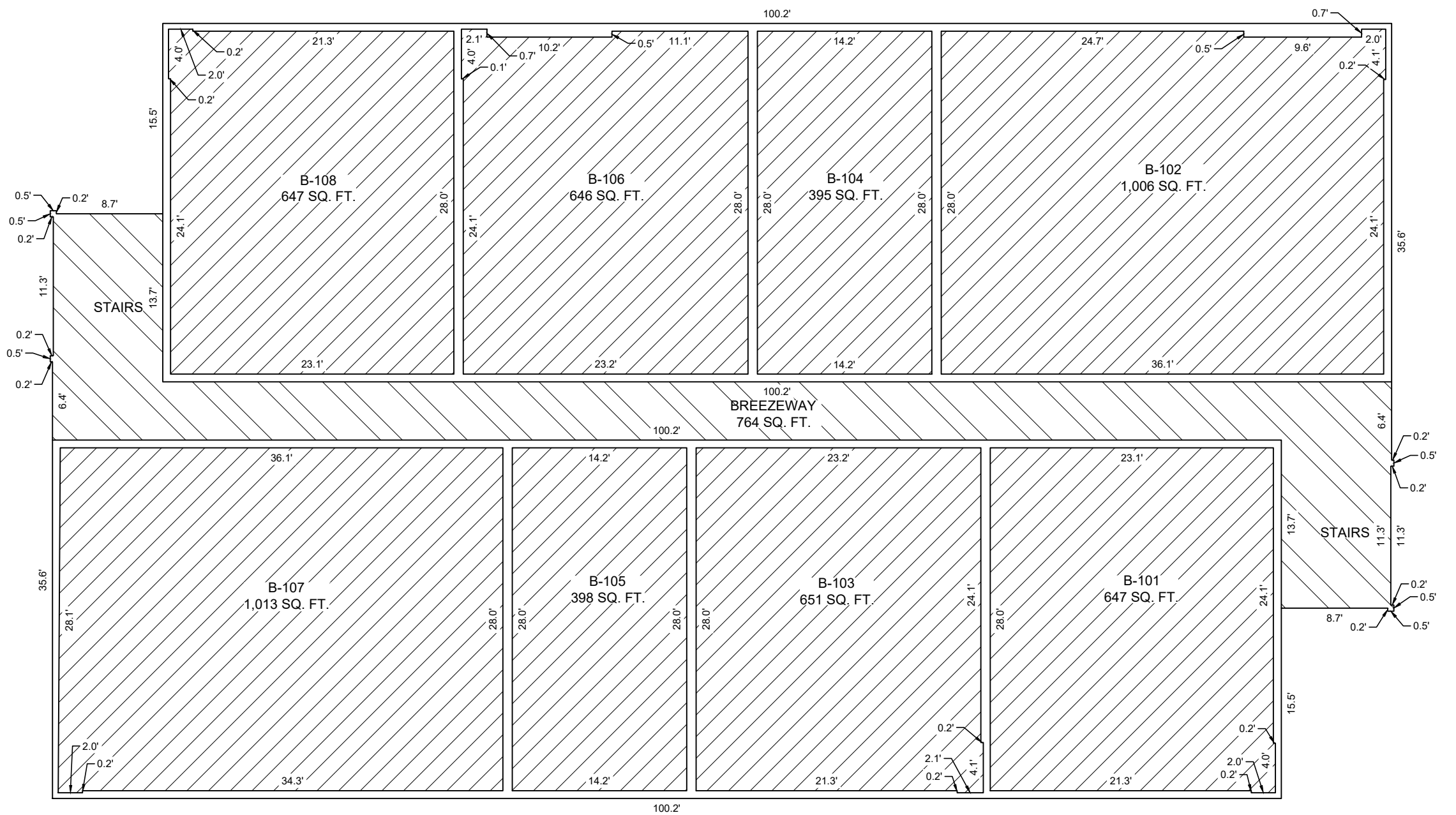


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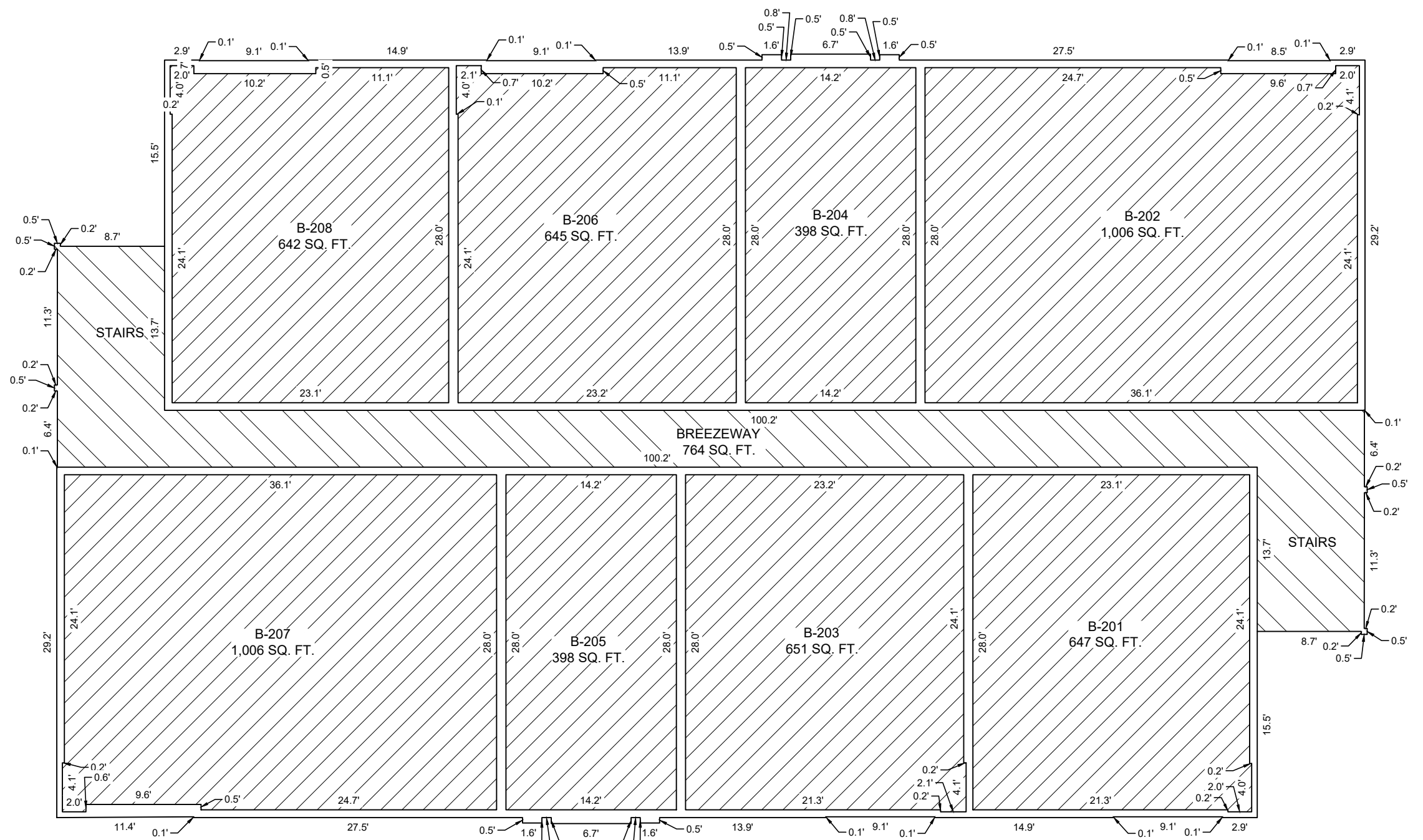
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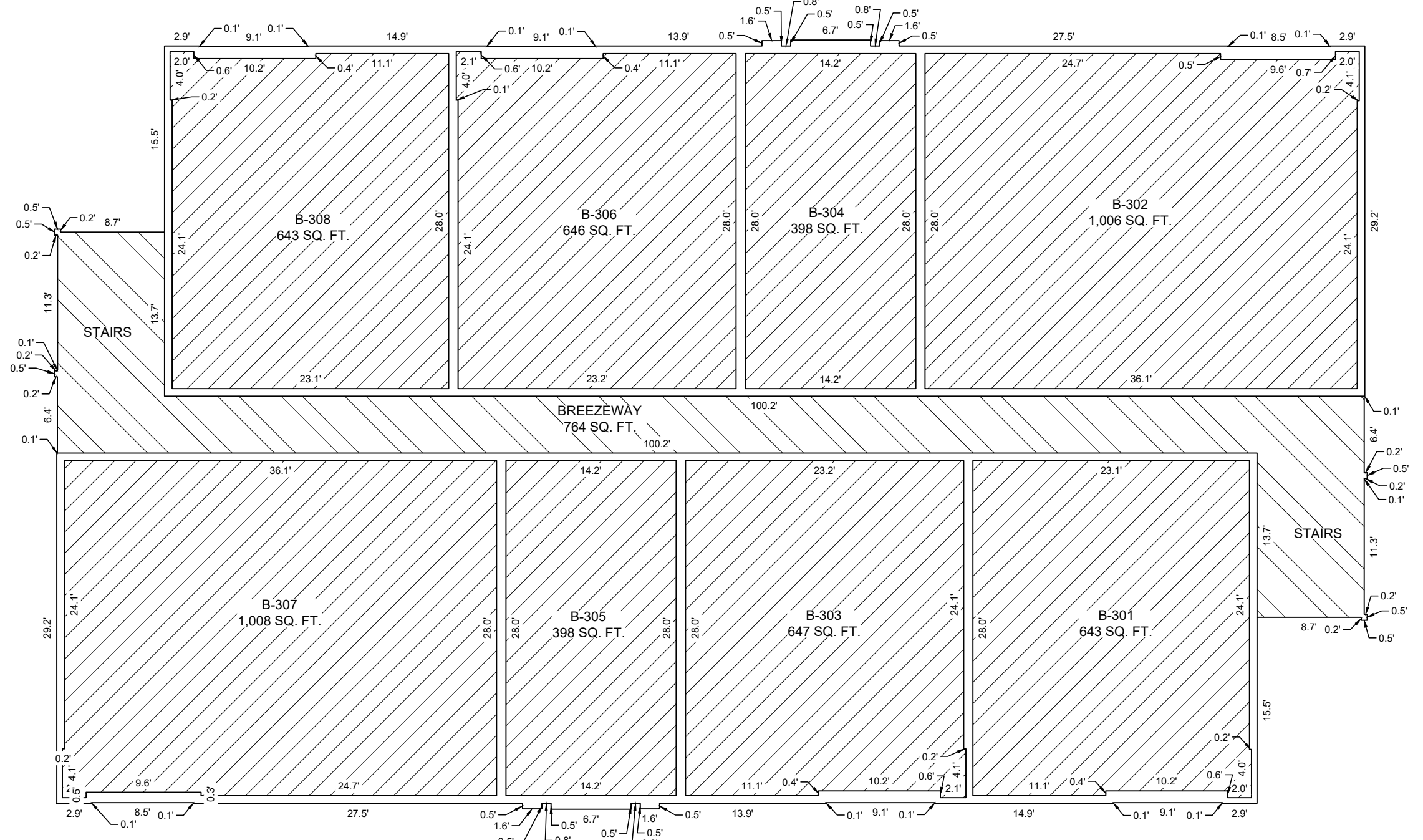
BUILDING B
ELEVATION



BUILDING B
FLOOR 1



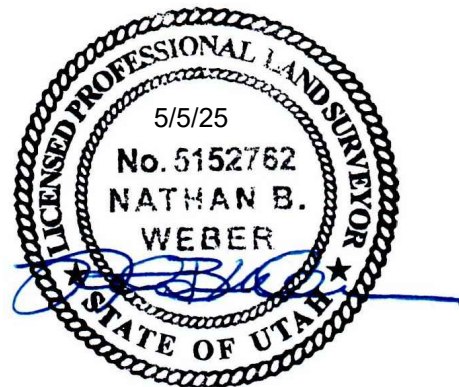
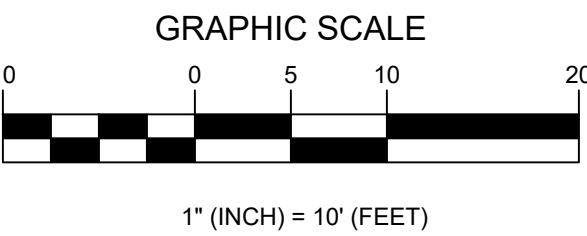
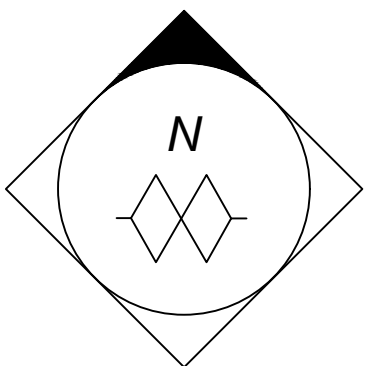
BUILDING B
FLOOR 2



BUILDING B
FLOOR 3

LEGEND

- HOA Ownership/Building
- Private Ownership
- Limited Common Area



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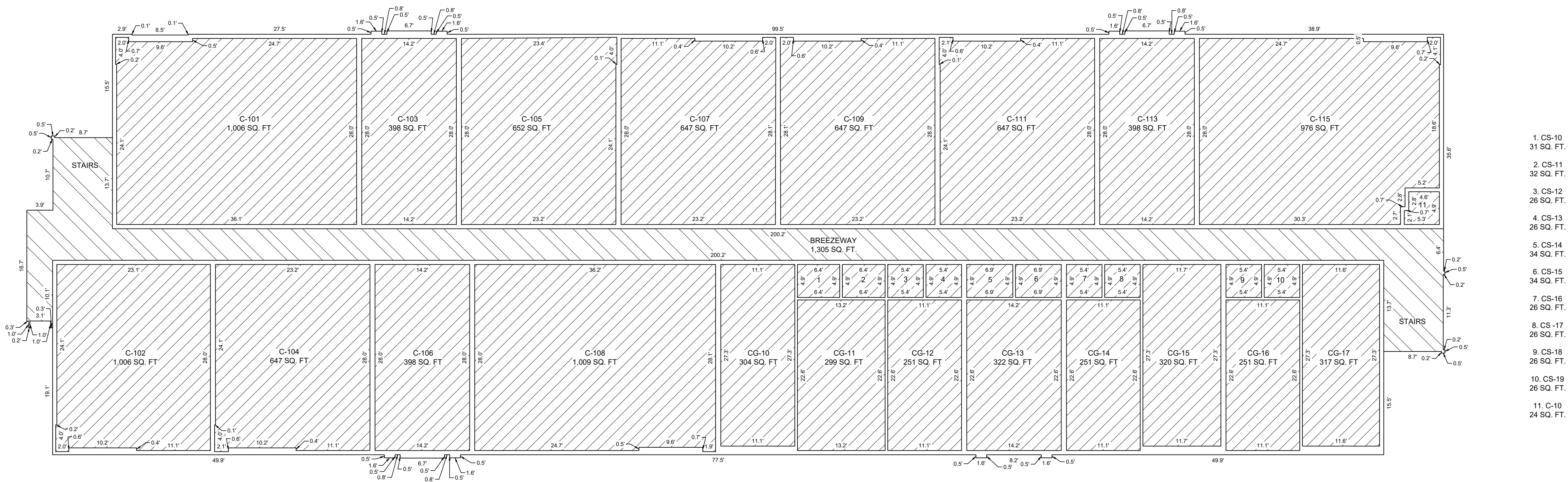
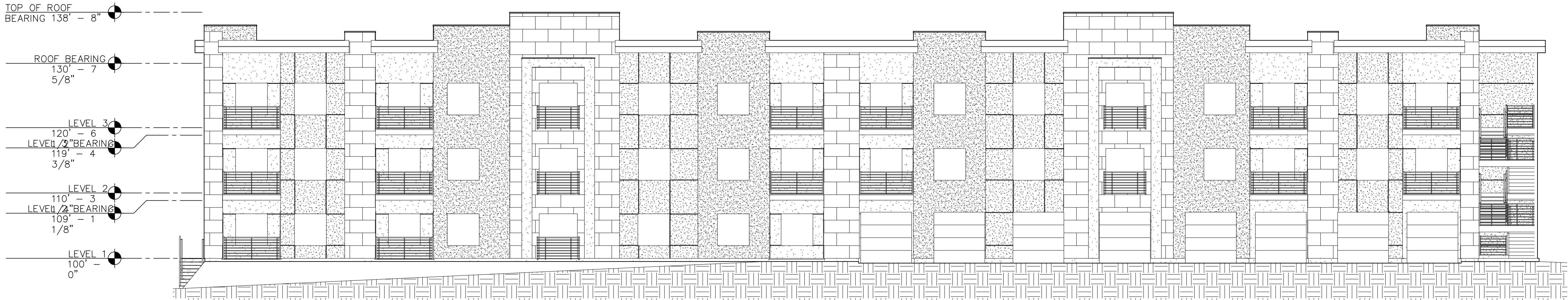
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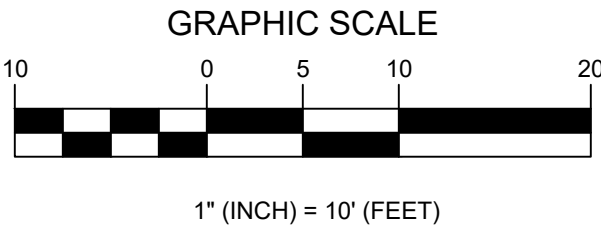
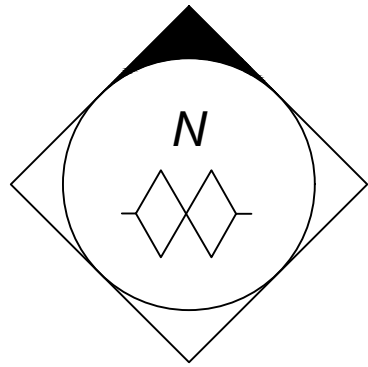
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BUILDING C
FLOOR 1

LEGEND

- HOA Ownership/Building
- Private Ownership
- Limited Common Area



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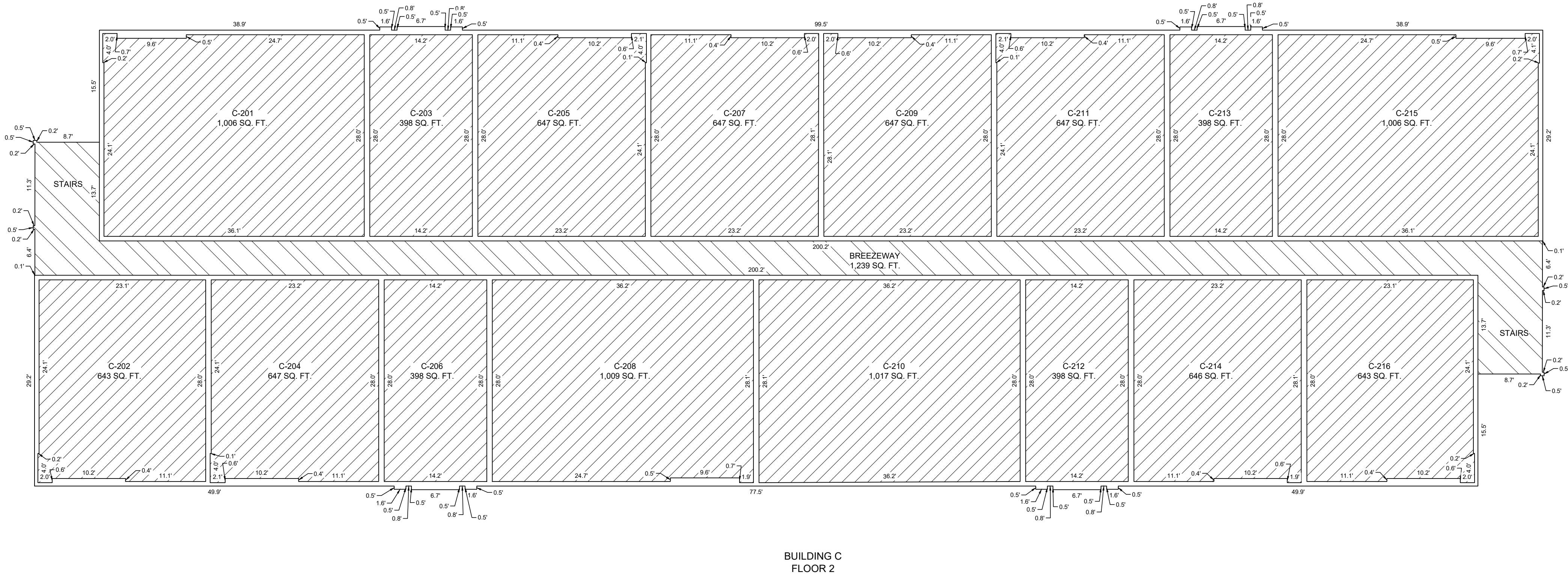
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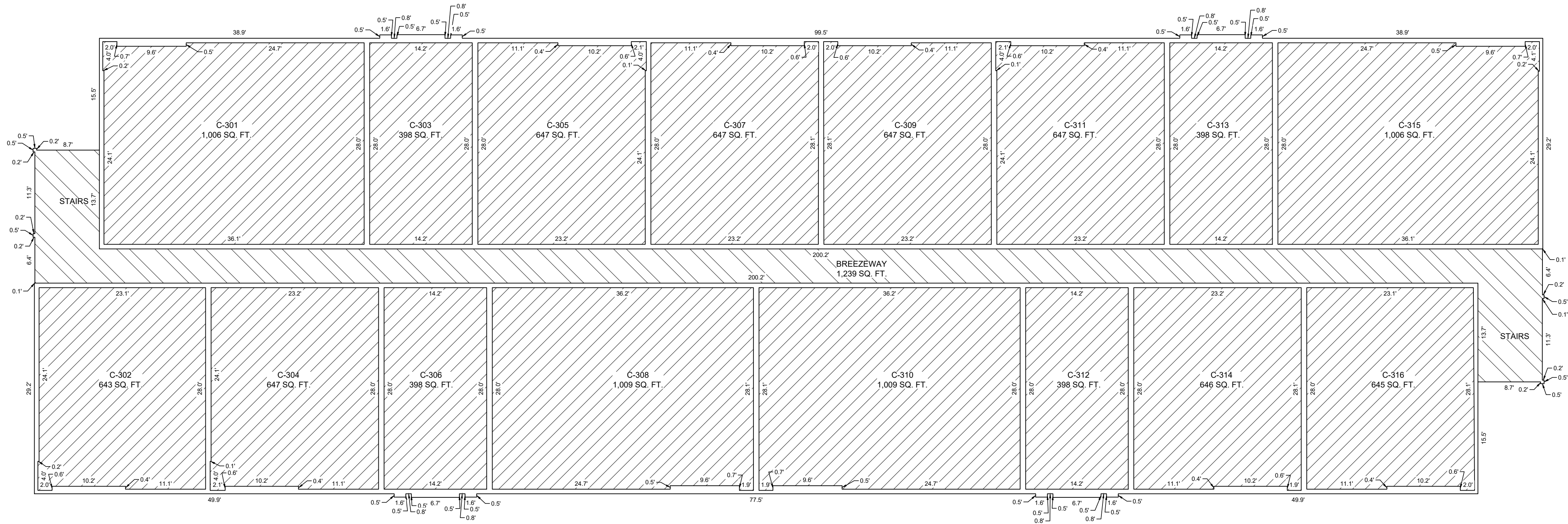
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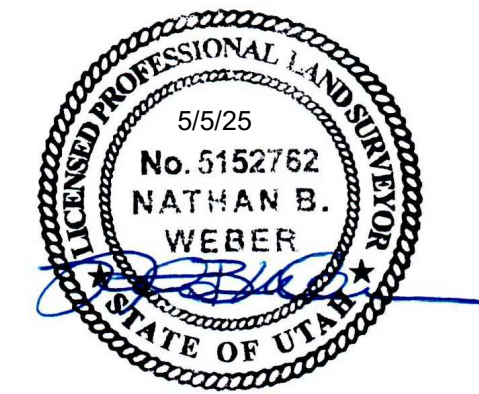
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BUILDING C
FLOOR 2

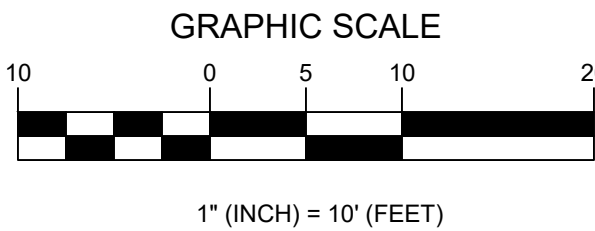
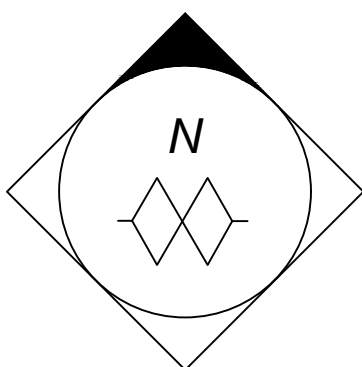


BUILDING C
FLOOR 3



LEGEND

- HOA Ownership/Building
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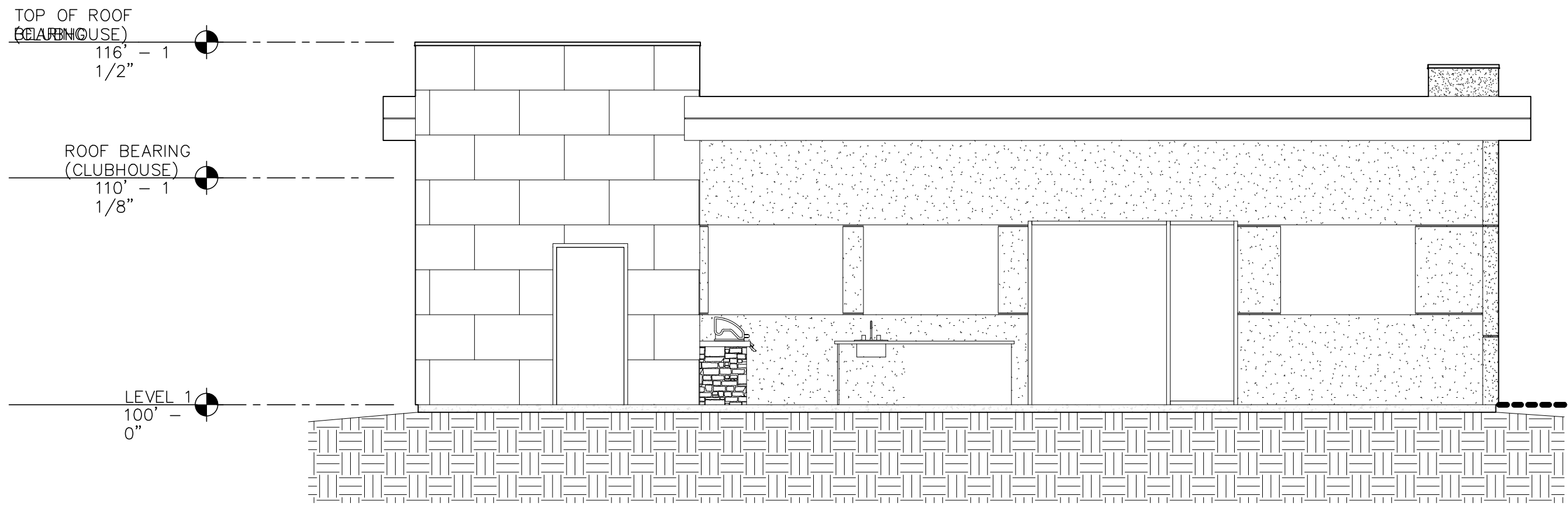


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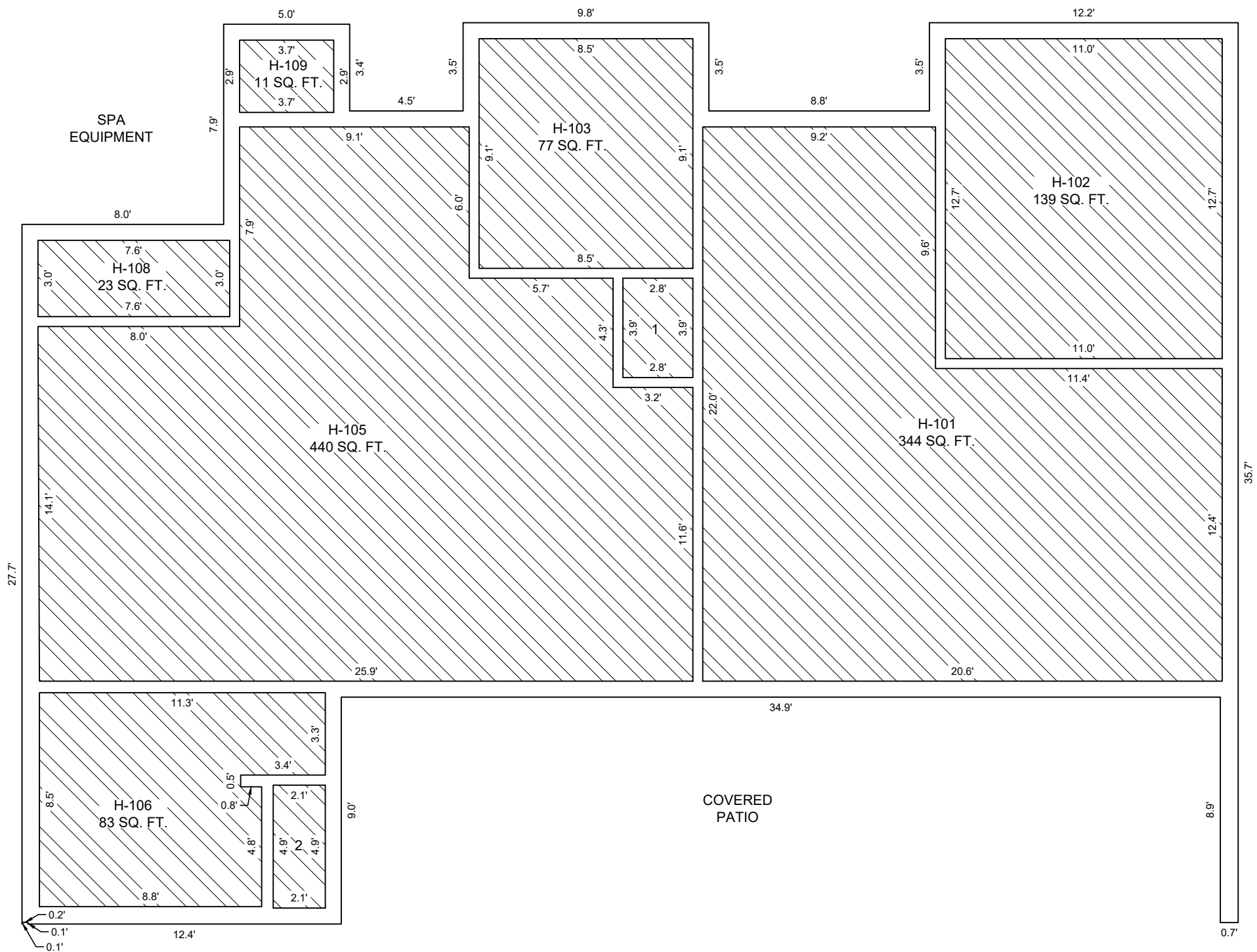
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CLUBHOUSE
ELEVATION

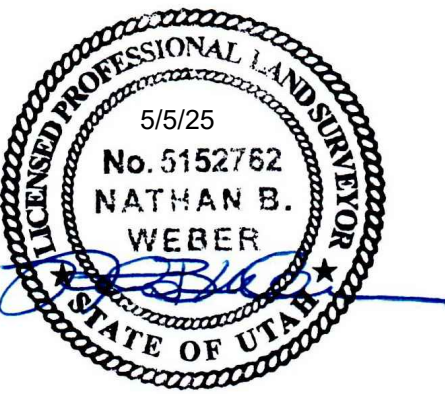
LEGEND

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- Private Ownership
- Limited Common Area



1. H-104
11 SQ. FT.
2. H-107
10 SQ. FT.

CLUBHOUSE
FLOOR 1



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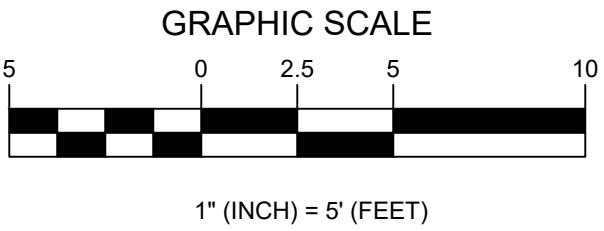
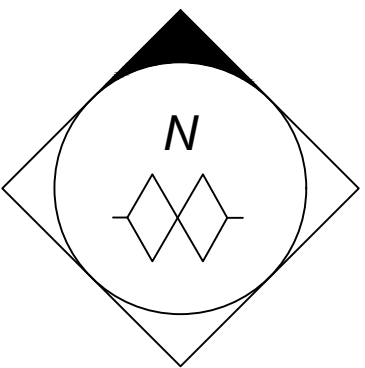
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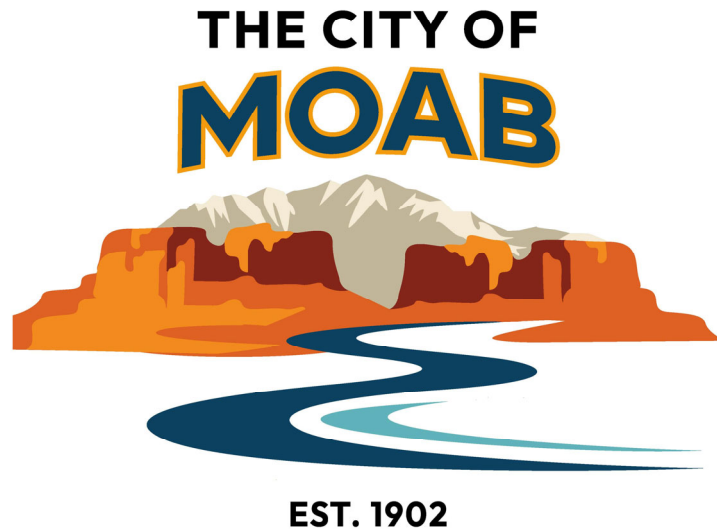
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Condominium Plat

Matrix Municipal Code Submittal

Requirements 16.12, 16.16, 17.64

**PROJECT NAME: LOST SPRINGS
CONDOMINIUMS**

DATE: MAY 8TH, 2025

Please check each item being submitted and include with the completed application.

The following materials shall be assembled by the Applicant and submitted to the City Planning Department as a single application package.

City Review	Applicant Review	Code Provision
Complies		<p>16.12.020: Description and delineation: In a title block located in the lower right-hand corner the following shall appear:</p> <ul style="list-style-type: none"> A. The proposed name of the subdivision; B. The location of the subdivision, including: <ul style="list-style-type: none"> 1. Address, 2. Section, township and range; C. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision; D. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.
Complies		<p>16.12.030 A.2. Existing Conditions: The plat shall show:</p> <ul style="list-style-type: none"> A. The location of and dimensions to the nearest benchmark or monument; B. The boundary line of the proposed subdivision indicated by a solid heavy line and the total acreage encompassed thereby; C. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system shall be considered in the light of existing master street plans or other Planning Commission studies; D. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, within and adjacent to the tract; E. The location of all wells, proposed or active and abandoned within the tract and to a distance of at least one hundred feet beyond the tract boundaries; F. Existing sewers, water mains, culverts or other underground facilities within the tract and the distance of at least one hundred feet beyond the tract boundaries including pipe sizes, grades, manholes and their exact location; G. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments; H. Boundary lines of adjacent tracts or unsubdivided land, showing ownership where possible; I. Contours at vertical intervals of not more than two feet, high water levels of all watercourses, if any, shall be indicated in the same datum for contour elevations and, without exception, shall be shown in the most current North American Vertical Datum (NAVD) available.
Complies		<p>16.12.040 Proposed Subdivision Plan: The subdivision plan shall show:</p> <ul style="list-style-type: none"> A. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements; B. The layout, numbers and typical dimensions of lots; C. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision; D. A tentative plan or method by which the subdivider proposes to handle storm drainage for the subdivision.

City Review	Applicant Review	Code Provision
Complies		<p>16.16.020 Description and delineation:</p> <p>A. The name of the subdivision;</p> <p>B. Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and any other important features;</p> <p>C. An identification system for all lots and blocks and names of streets. Lot lines shall show dimensions in feet and hundredths. Actual house numbers, as assigned by the City Engineer, shall be shown;</p> <p>D. True angles and distances to the nearest established street lines or official monuments, which shall be accurately described on the final plat and shown by appropriate symbols;</p> <p>E. Radii, internal angles, points and curvatures, tangent bearings and the length of all curves;</p> <p>F. The accurate location of all monuments and fire hydrants to be installed shown by the appropriate symbol. All United States, state, city or other official benchmarks, monuments or triangulation stations in or adjacent to the property, shall be preserved in precise position;</p> <p>G. Dedicate to the City all streets, highways, and other public lands included in the proposed subdivision;</p> <p>H. Pipes or other such physical monuments as shall be placed at each lot corner;</p> <p>I. Where it is proposed that streets be constructed on property controlled by a public agent or utility company, approval for the location, improvement and maintenance of such streets be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.</p>
Complies		<p>16.16.030 Standard Forms to be Included:</p> <p>The final plat shall contain the following:</p> <p>A. A registered professional engineer or land surveyors' "Certificate of Survey";</p> <p>B. The owners' "Certificate of Dedication";</p> <p>C. A notary public's "Acknowledgement";</p> <p>D. The City Planning Commission's "Certificate of Approval";</p> <p>E. The City Engineers' "Certificate of Approval";</p> <p>F. The utility supervisors' "Certificate of Approval";</p> <p>G. The City Attorney's "Certificate of Approval";</p> <p>H. The City Council's "Certificate of Approval";</p> <p>I. Certificate of filing to be completed by county recorder;</p> <p>J. The planning coordinator's "Certificate of Approval."</p>

City Review	Applicant Review	Code Provision
Complies. 4 units designated of the 12 units within the R-33 zone.		<p>17.64.020 General Standards</p> <p>C. Active employment households and active employment units required as a use parameter for the permitted use of multi-household dwelling developments shall be regulated as follows:</p> <ol style="list-style-type: none"> 1. Not less than thirty-three percent of the number of dwellings approved for multi-household dwelling developments in the R-3 multi-household residential zone and R-4 manufactured housing residential zone shall be designated or deed restricted to be active employment units. <ol style="list-style-type: none"> a. Where the percentage of any required active employment units in a multi-household dwelling development, as applied to the total number of units, results in a decimal, the number of required AEUs shall be rounded down if the remainder is less than nine-tenths; and rounded up if greater than nine-tenths. 2. Active employment units shall be roughly equivalent by number in type (e.g., studio, one bedroom, two bedroom...) and size (square footage) to the non-active employment units within the development. 3. The active employment units shall be ready for occupancy no later than the date of the initial, or temporary occupancy of any non-active employment units within the project or applicable phases thereof. If the non-active employment units are developed in phases, then the active employment units may be developed in proportion to the phasing of the non-active employment units (e.g., not less than thirty-three percent of the units developed for occupancy in any phase shall be active employment units). 4. Active employment units shall only be occupied by households who qualify as active employment households. 5. Active employment units shall be occupied by active employment households a minimum of nine months per calendar year, which do not need to be consecutive or held by the same occupant. 6. Active employment units shall not be occupied, rented, or leased by active employment households for less than ninety consecutive days. (Ord. 22-05 § 4, 2022)
Complies. AEUs noted on Plat.		<p>17.64.030 Submittal requirements and approval criteria.</p> <p>A. <i>Active Employment Unit Designation.</i></p> <ol style="list-style-type: none"> 1. Active employment units shall be designated through one or more of the following: <ol style="list-style-type: none"> a. AEUs shall be designated on townhome or condominium plat for multi-household developments in the R-3 multi-household residential zone and R-4 manufactured housing residential zone that require townhome or condominium plat approval. b. AEUs shall be designated on site plan approval materials for multi-household developments in the R-3 multi-household residential zone and R-4 manufactured housing residential zone that require site plan approval. c. AEUs shall be designated on building permit plan approval for multi-household developments in the R-3 multi-household residential zone and R-4 manufactured housing residential zone that require building permit plan approval. d. AEUs shall be designated by deed restriction for Type 1 and Type 2 ADUs per Chapter <u>17.70</u>, Accessory Dwelling Units.

City Review	Code Provision
<p>Complies. Regulations noted in CC&Rs.</p>	<p>17.64.030 Submittal requirements and approval criteria. Cont.</p> <p>ii. The designated AEU is unable to be rented to a qualified AEH after an active listing (on market) period of one hundred twenty days at standard thirty percent dedicated gross rent rate (gross rent rate includes rent paid to owner, utilities including electricity, gas, water, and sewer, and property fees including HOA or CC&R fees) of the current one hundred percent Area Median Income (AMI), set annually by the U.S. Department of Housing and Urban Development (HUD), based on the standard household size of one occupant per studio, and one and one-half occupants per one bedroom and each additional bedroom.</p> <p>(A) Studio-unit based on AMI of one-person-household.</p> <p>(B) One-bedroom based on AMI of one-and-one-half-person-household.</p> <p>(C) Two-bedroom based on AMI of three-person-household.</p> <p>(D) Three-bedroom based on AMI of four-and-one-half-person-household.</p> <p>(E) Four-bedroom based on AMI of six-person-household.</p> <p>iii. A lender forecloses and subsequently acquires a designated AEU or an apartment building with one or more designated AEU's.</p> <p>B. <i>Active Employment Household Qualification.</i></p> <p>1. Active employment households shall meet the criteria defined in Section <u>17.06.020</u>, Definitions, "active employment household."</p> <p>2. Active employment households shall verify qualifications through staff review and approval as part of applicable approval process; verification submittals may include:</p> <p>a. <i>Verification of Occupancy.</i></p> <p>i. Grand County tax roll master record of ownership and primary residency.</p> <p>ii. Occupant rent/lease agreement of not less than ninety days.</p> <p>b. <i>Verification of Qualified Active Employment Household.</i></p> <p>i. Employee verification form.</p>

Moab Planning Commission Agenda Item

Workshop of an EV-Readiness Ordinance

Meeting Date: May 8, 2025

Disposition: Workshop

Staff Presenter: Alexi Lamm, Strategic Initiatives and Sustainability Director

Attachment: [Draft EV-Readiness Ordinance](#)

Background:

The Moab City Council has set a goal to reduce greenhouse gas emissions by 80% by 2040. With transportation contributing over 29% of the City's emissions, expanding electric vehicle (EV) infrastructure is a key strategy to support reduction of transportation emissions.

The Planning Commission discussed an ordinance for EV readiness—requiring electrical capacity and conduit at minimum—in new construction and some renovations in August 2024 and again in March 2025. The March discussion focused on construction cost concerns, EV affordability, and potential incentives.

Staff have prepared a draft ordinance applying EV readiness requirements to multifamily housing only. The approach is intended to support residents in shared parking settings, while maintaining flexibility for single-family homes and commercial areas where EV owners may have more control of their charging access or other options.

The proposed language requires only EV-capable and EV-ready infrastructure, not installed chargers. This reduces unnecessary costs by avoiding installation of chargers where they are not necessary yet and avoiding future trenching to run conduit through an existing parking lot. A possible incentive is included for single-family homes.

This meeting will serve as a workshop to refine the draft ordinance and guide future outreach and consideration.

17.XX.XXX: Electrical Vehicle Parking Requirements

Intent/Purpose

The intent of the electric vehicle supply equipment (EVSE) readiness requirements in this title shall be to promote clean air and public health by supporting low-emission transportation, reducing retrofit costs, and contributing to resilient energy infrastructure for the City of Moab. (Ord. XX-XX § X, 2025)

Scope and Applicability

In parking areas or where parking is required, such parking shall comply with the requirements set forth in this title for the specific use and location. The specific requirements relating to landscaping standards shall comply with the level of associated requirements based on scale of development, outlined in the review and procedures section of this title. Exemptions and exceptions are outlined in the review procedures.

A. Required Electrical Vehicle Charging Infrastructure

1. The following standards shall be applicable to multi-household dwellings with three or more units.

Definitions

“Direct Current Fast Charging (DCFC)” means electric vehicle supply equipment with a minimum power output of 20 kW.

“Electric Vehicle (EV)” means a vehicle registered for on-road use, primarily powered by an electric motor that draws current from rechargeable storage or another source of electric current.

“Electric Vehicle Energy Management System (EVMS)” system designed to allocate charging capacity among multiple electric vehicle supply equipment.

“Electric Vehicle Supply Equipment (EVSE)” means the electrical conductors and associated equipment external to the electric vehicle that provide a connection between the premises wiring and the electric vehicle to provide electric vehicle charging.

“EV-Capable Space” means a designated parking space which has electrical panel capacity and conduit and/or raceway installed to support future implementation of electric vehicle charging.

“EV-Ready Space” means a designated parking space which has electrical panel capacity, raceway wiring, receptable, and circuit overprotection devices installed to support future implementation of electric vehicle charging.

“EVSE-Installed Space” means a parking space that is provided with a dedicated EVSE connection.

General Standards

- Multi-household
 - New multi-household dwellings shall provide a minimum of 10% EV-capable and 10% EV-ready parking spaces for a total of 20% of the required parking spaces or dwelling units provided on-site, whichever is less.

- Parking areas for multi-household dwellings with fewer than ten (10) parking spaces are required to provide a minimum of one EV-ready parking space.
- EV parking requirements shall count toward the minimum required and maximum allowed number of parking spaces
- EV-ready and EV-installed spaces that exceed the minimum requirements are permitted to be used to meet minimum requirements.
- **Single Family**
 - An applicant submitting an application for an electrical permit may additionally include documentation for the installation of EVSE for review under the same permit without incurring additional cost to the original permit fee.

ADA

- A proportion of handicapped parking spaces shall be either EV-capable or EV-ready. The proportion shall match the requirement for overall EV parking spaces for the building type.
- EV ready ADA spaces shall have sufficient space and accessible routes to accommodate accessible future EV charging.
 - The vehicle charging space shall be at least 11 feet wide and 20 feet long
 - There shall be an adjoining access aisle at least 5 feet wide
 - There shall be a clear floor or ground space at the same level as the vehicle charging space and positioned for an unobstructed side reach
 - The operable parts for the charger and connector shall be accessible

Fire and Safety

- All EV charging infrastructure shall meet all applicable fire, electrical, and safety codes.
- Emergency disconnect: Level 2 and Level 3/DC Fast Charging stations shall provide a means of disconnect that is readily accessible and within sight of the EV charging station.

Maintenance

- Electric vehicle charging stations shall be maintained, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting malfunctions.

Capacity Requirements

- EV Capable: Each EV-capable space shall comply with the following:
 - A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the EV-capable space and shall be capped. EV-capable includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

- The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
- The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208 volts and a minimum of 40 ampere-rated circuits.
- Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each EV capable space.
- The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."
- EV Ready: Each EV-ready space shall have a branch circuit that complies with the following:
 - Branch circuit shall terminate at a receptacle or junction box located within 3 feet of each EV ready space it serves. EV ready includes two adjacent parking spaces if the receptacle is installed adjacent to and between both parking spaces.
 - Branch circuit shall have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
 - The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."
- EVSE Installed: Installed EVSE with multiple output connections shall be permitted to serve multiple EVSE-installed spaces. Each EVSE serving either a single EVSE installed space or multiple EVSE installed spaces shall comply with the following:
 - Be located within 3 feet of each EVSE-installed space it serves.
 - All installed EVSE shall comply with one of the following:
 - Be capable of charging at a minimum rate of 6.3kVA (or 30A at 208/240V).
 - EVSE serving multiple EVSE-installed spaces and controlled by an EVMS providing load management shall be capable of simultaneously charging each EVSE-installed space at a minimum rate of 3.3kVA.
 - One (1) DCFC EVSE may be counted as equivalent of up to five (5) Level 2 EVSE, provided that the total power capacity delivered by the DCFC meets or exceeds the cumulative charging capacity of the substituted Level 2 stations.

Review procedures.

A. Approval procedures

1. The Zoning Administrator shall determine sufficiency and compliance of the submitted plot plan submitted according to XX.XX.XXXX

B. Legal, Nonconforming


1. Legal, nonconforming status shall be determined and processed consistent with the provisions in Chapter 17.12, General Provisions.
2. Upon review of a sufficiently complete _____ plan, the Zoning Administrator shall determine the ability to continue or expand legal, nonconforming EV parking, given the following parameters:
 - a. The proposed change to the required parking area shall not be greater than the following, based on the smaller calculation:
 - i. Fifty percent or more of change to nonexempt parking area; or
 - ii. Ten (10) parking spaces substantially modified.
 - b. When fewer than 10 parking spaces or less than 50% are added or modified without a modification to electrical service to the property, only new parking spaces are subject to this requirement.

C. Exemptions

1. Parking spaces that are intended for transactions or uses that are less than 15 minutes, such as take-out, pick-up, and drop-off shall be exempt.
2. All new and existing developments where the EV-capacity requirements would require the upgrade of an existing transformer at a cost greater than 5% of the project value are exempt.

D. Exceptions

1. The City may grant exceptions to the EV parking standards when practical difficulties or unnecessary hardships exist that cause inconsistencies with the purpose and intent of the standards.
2. Requests for exceptions from the standards, policies, or submittal requirements of this document shall be submitted in writing with appropriate documentation and justification to the Zoning Administrator. Exception requests must, at a minimum, contain the following:
 - a. Standards under which the applicant seeks an exception;
 - b. Justification for not complying with the standards;
 - c. Proposed alternate criteria or standards to comply with the intent of the standards;
 - d. Supporting documentation, including necessary calculations;
 - e. The proposed exception's potential adverse impacts for adjacent landowners
3. Upon receipt of a complete application for an exception, the Zoning Administrator shall prepare a statement to approved, deny, or request a modification of the proposed exception.

4.  Exceptions shall be reviewed and approved by the Planning Commission. (Ord. 23-15 § 3, 2023; Ord. 23-08 § 3, 2023)

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