

ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

**MOAB PLANNING COMMISSION
August 14th, 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

July 10, 2025 Regular Planning Commission Meeting

Documents:

[MIN-PC-2025-07-10 DRAFT.PDF](#)

4. Action Item

- 4.1. Consideration And Possible Approval Of Planning Resolution # 2025-12, A Planning Resolution Approving The Landscaping Special Exception Request, For Property At 1581 Millcreek Drive, Moab, Utah 84532
Discussion and Possible Approval

Documents:

[1581 COOPERATIVE LANDSCAPING SPECIAL EXCEPTION REQUEST_PC AGENDA_071025.PDF](#)
[EXHIBIT 1_PLANNING RESOLUTION 12-2025_1581 MILL CREEK DRIVE LANDSCAPING SPECIAL EXCEPTION REQUEST 081425.PDF](#)
[EXHIBIT 2_VICINITY MAP_1581 MILL CREEK DRIVE SPECIAL LANDSCAPE EXCEPTION_081425.PDF](#)
[EXHIBIT 3_APPLICANT NARRATIVE_1581 MILL CREEK DRIVE SPECIAL LANDSCAPE EXCEPTION_081425.PDF](#)
[EXHIBIT 4_SITE PLAN_1581 MILL CREEK DRIVE LANDSCAPING EXCEPTION_081425.PDF](#)

5. Public Hearing

- 5.1. Consideration And Possible Recommendation For Moab Ordinance #2025-13, An Ordinance Amending The Moab Municipal Code (MMC), Section 17.09, To Include Additional Regulations Required For Electric Vehicle Readiness Of Multi-Household Developments.

Public Hearing

Documents:

EV READINESS AGENDA SUMMARY_081425_PC (2).PDF
EXHIBIT 1_DRAFT CITY ORDINANCE NO.13-2025_081425-2.PDF
EXHIBIT 2_DRAFT CODE_EV READINESS PUBLIC HEARING_081425.PDF
EXHIBIT 3_PUBLIC HEARING NOTICE_EV READINESS PUBLIC HEARING_081425.PDF

- 5.2. Consideration And Possible Recommendation Of Proposed Ordinance # 2025-14, An Ordinance Approving The Zoning Map Amendment For The Parcel Located At Approximately 610 Cermak, Moab, UT 84532 (Parcel # 01-0036-0040) From R-3 Multi-Household Residential And RA-1 Residential-Agricultural, To C-3 Central Commercial Zone And RA-1 Residential-Agricultural.
Public Hearing

Documents:

610 CERMAK ZONING MAP AMENDMENT PC AGENDA SUMMARY 081425 (2).PDF
EXHIBIT 1_DRAFT ORDINANCE 2025-14_NAC 610 CERMAK ZONE AMENDMENT 081425-2.PDF
EXHIBIT 2_VICINITY MAP_NAC ZONING AMENDMENT PUBLIC HEARING_PLANNING COMMISSION_081425.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_NAC 610 CERMAK ZONING AMENDMENT PUBLIC HEARING_PLANNING COMMISSION_081425.PDF
EXHIBIT 4_PUBLIC HEARING NOTICE_CITY OF MOAB ORDINANCE_PLANNING COMMISSION_081425.PDF
EXHIBIT 5_ZONE CHANGE MAP_NAC 610 CERMAK ZONE CHANGE AMENDMENT_081425.PDF
EXHIBIT 6_STAFF REPORT_611 CERMAK ANNEXATION_081425.PDF

6. Future Agenda Items

7. 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
July 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=7DPI5gCAB74. Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Miles Loftin, Carolyn Conant and Jill Tatton were in attendance. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Strategic Initiatives and Sustainability Director Alexi Lamm, Sustainability and Grant Coordinator Savannah ThomasArrigo and Council liaison Luke Wojciechowski also attended.

Approval of Minutes: Commission Member Loftin moved to approve the draft minutes of the June 12, 2025, regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Electrical Vehicle (EV)-Readiness Ordinance—Workshop

Strategic Initiatives and Sustainability Director Lamm introduced updates for the proposed EV-Readiness ordinance. She brought up shared versus individual parking in multi-unit developments with regard to requirements for EV-readiness or EV-capability. Exceptions and the exceptions process were discussed. Individually owned townhomes in multi-unit structures were mentioned regarding required percentages of EV-ready and EV-capable parking spaces. Staff recommended keeping EV requirements in proportion to other standards, such as Americans With Disabilities Act (ADA) standards for shared parking areas. Commission Member Loftin stated it was not burdensome to require EV-capable electrical service to a garage during new construction. He also noted that his conversations with community members did not reveal a desire for the EV-readiness requirement. Commission Chair Marienfeld concurred that more regulations were not a popular idea for homeowners. Multi-unit rental housing was discussed as a target for new development requirements. Commission Member Tatton asked about what other communities were pursuing regarding EV-readiness legislation. Emission-reduction goals of the City Council were discussed as a motivation for developing the ordinance. Lamm displayed a list of several communities that have or are developing EV-readiness code. Lamm also explained various definitions in the ordinance and some minor clarifications and changes. She said she would review it further with the City Attorney then bring it back to the Planning Commission for a public hearing.

Letter of Attestation for the RCOG Annual Report—Approved

Presentation and Discussion: Lamm introduced Savannah ThomasArrigo, the new staff grants administrator. Lamm reviewed amenities included in the downtown dispersed parking project, for which the City seeks reimbursement from the Rural Community Opportunity Grant (RCOG) from the Governor's Office of Economic Opportunity. She explained the grant is ready to close out with the completion of the project. Lamm stated the letter of attestation verifies the Planning Commission has reviewed pay application #11 for construction services for the project.

Motion and Vote: Commission Member Conant moved to approve the 2025 RCOG Progress Report Letter of Attestation to be signed by the Planning Commission Chair. Commission Member Loftin seconded the motion. The motion passed unanimously.

Bittle Lane Landscaping Special Exception Request—Approved

Presentation and Discussion: Associate Planner Blanco explained the exception is requested for two adjacent lots with a duplex structure on each lot. The developer requested an exception to the landscape requirement and offered to landscape the area within the required front yard at around 45% landscaped area. The applicant Scott Irvine stated his intention is to provide enough off-street parking for all residents. His proposal adds landscaping for an additional 36 feet. Commission Member Loftin indicated interest in knowing what the landscape plantings entailed. The applicant stated he would seek to xeriscape to reduce water use, but stated he was open to any planting requirements. Community Development Director Shurtleff said the definition of "yard" is under review in the code revision. Commission Chair Marienfeld brought up the need to

mitigate urban heat islands by proportioning hardscape. Commission Member Loftin asked why 20 parking spaces were proposed. It was explained that the nature of the dwellings comprises workforce housing, and the additional parking is designed to accommodate several tenants. Blanco pointed out that part of the property is in the floodplain. Eight of the parking spaces in the rear part of the site are gravel. Commission Member Loftin reiterated his interest in contemplating the entire landscape plan and suggested conditional approval. Street tree and canopy requirements were discussed. Reallocating percentages of landscaping to other parts of the property was suggested by Marienfeld. Commission members concurred that the developer was attempting to provide a much-needed housing type and was trying to accommodate more off-street parking on a complicated lot. The overall percentage of plantings on the lot was mentioned as important.

Motion and Vote: Commission Member Loftin moved to approve **Planning Resolution 11-2025**, a planning resolution approving a landscaping special exception request, for property located at 687 and 681 Bittle Lane, Moab, Utah 84532, provided that the required landscaping percentage that is not being provided in the frontage will be reallocated to the space between the building envelope and the frontage as designated in green on the site plan provided. Commission Member Tatton seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco announced the likelihood of an upcoming EV-readiness ordinance public hearing, and a rezone request for the National Ability Center. The appointment of new Commission Member Shalee Bryant was announced.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:33 p.m.



MOAB CITY PLANNING COMMISSION AGENDA

July 10, 2025

TITLE: Consideration and Possible Approval of Planning Resolution # 2025-12, A Planning Resolution Approving the Landscaping Special Exception Request, for property at 1581 Millcreek Drive, Moab, Utah 84532

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1: Draft Planning Resolution # 2015-12
- Exhibit 2: Vicinity Map
- Exhibit 3: Landscape Plans
- Exhibit 4: Request Letter

STAFF RECOMMENDATION: Approve Moab Planning Resolution # 2025-12, with or without modifications

OTHER OPTIONS: 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 Deny the Special Exception Application, giving specific findings for decision.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution # 2025-12, A Planning Resolution Approving the Landscaping Special Exception Request, for property 1581 Millcreek Drive, Moab, Utah 84532.

SUMMARY:

Background:

Jake Williams (“Applicant”) submitted an application for approval for special exception to the Moab Municipal Code (MMC) 17.27.040 Special Provisions on July 29th, 2025, for property located at 1581 Millcreek Drive, within the C-4 General Commercial Zone. The special exception application was deemed complete and submitted for Planning Commission review on August 14th, 2025.



MOAB CITY PLANNING COMMISSION AGENDA

July 10, 2025

Project Summary:

Location: 1581 Millcreek Drive, Moab, Utah 84532

Property Owner: 1537 MILL CREEK LLC

Parcels: 01-0017-0010 (6.33 acres)

Current Zone: C-4 General Commercial Zone

Proposed Use: Multi-Household development

Project Description:

Process: Special Exception Request to Landscaping Standards is approved by Planning Commission

Request: The following Special Exception to the *Moab City Required Landscaping*:

1. A Special Exception to allow the required strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter [17.10](#) (Landscaping Standards) to be partially reallocated the park strip that runs next to Millcreek Drive.

Analysis:

The applicant submitted a site plan showing about 10 feet for the required 15-foot buffer in between their property line and the start of the parking lot. The remaining 5 feet is shown on the park strip bordering the adjacent street.

The applicant would likely need to redesign the site plan if unable to reallocate the buffer as requested.

RELEVANT LAWS, STUDIES & PLANS:

The applicant is seeking an exception under 17.27.040. A. Special Provisions

A. A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter [17.10](#) (Landscaping Standards).

RESPONSIBLE DEPARTMENT: Planning, Sustainability

FINANCIAL IMPACT: N/A

CITY OF MOAB PLANNING RESOLUTION NO. 12-2025

**A RESOLUTION APPROVING THE LANDSCAPING SPECIAL EXCEPTION REQUEST, FOR
PROPERTY LOCATED AT 1581 MILL CREEK DRIVE, MOAB, UTAH 84523**

WHEREAS, Jake Williams (“Applicant”) submitted an application for special exception to the Moab Municipal Code (MMC) 17.27.040 Special Provisions on July 29th, 2025, for property located at 1581 Millcreek Drive, within the C-4 General Commercial; and

WHEREAS, the Applicant provided the City of Moab with the necessary documents and plans to complete the application for the requested Landscape Standards Exception, to allow the required landscaped strip of land adjacent to all public streets to be less than least fifteen feet in width; and

WHEREAS, the regulations requiring these standards are located in MMC 17.27.040(A), and the regulations permitting exception requests are located in MMC 17.10.070(D)(1); and,

WHEREAS, the proposed use is allowed for the properties located in the C-4 General Commercial Zone; and

WHEREAS, the City Council has provided for special exceptions to the MMC 17.10 Landscape Standards to be approved by the Planning Commission (Commission) as found in MMC 17.10.070(D); and

WHEREAS, the Commission reviewed the required documents, plans and recommendation prepared by City Staff in a public meeting held on August 14, 2025; and

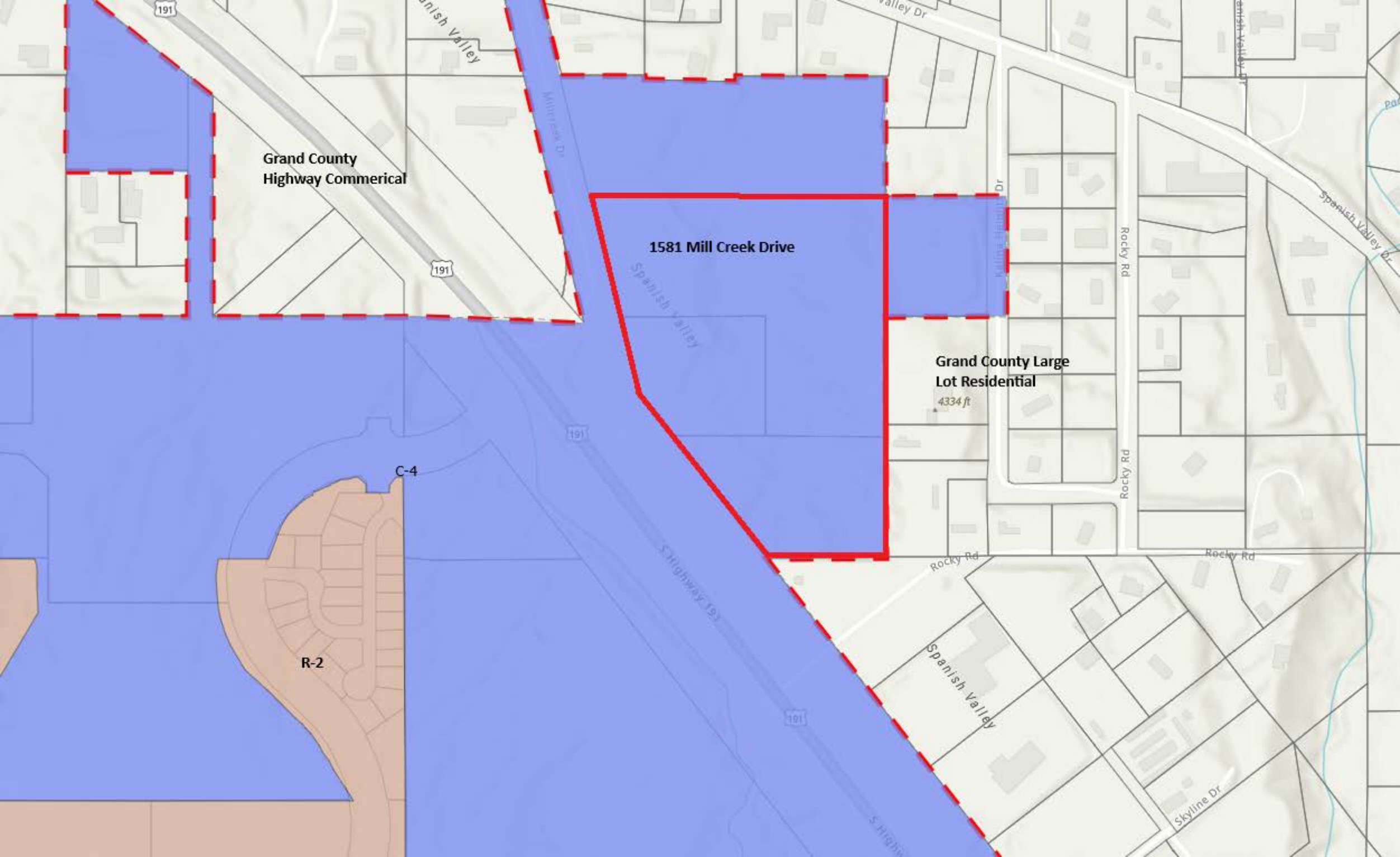
WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution No. 12-2025, hereby finds, that the 1518 Mill Creek Drive Landscaping Special Exception Request sufficiently meets the criteria for consideration of approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION, that the request for exception to the Landscape Standards for the property located at 1581 Mill Creek Drive, Moab, Utah 84532, is hereby APPROVED, provided that the required landscaping width that is not being provided in the property’s frontage will be reallocated to the adjacent park strip as designated on the site plan provided.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on August 14, 2025.

Kya Marienfeld, Chair

Date



Grand County
Highway Commercial

1581 Mill Creek Drive

Grand County Large
Lot Residential

4334 ft

R-2

C-4



To: Moab City Planning Commission

Date: 07.29.25

Subject: The Cooperative 1581 Landscape Exception

We are asking for a landscape buffer exception to move 5' of our 15' front yard landscape buffer to a 5' park strip that runs directly along Millcreek Drive.

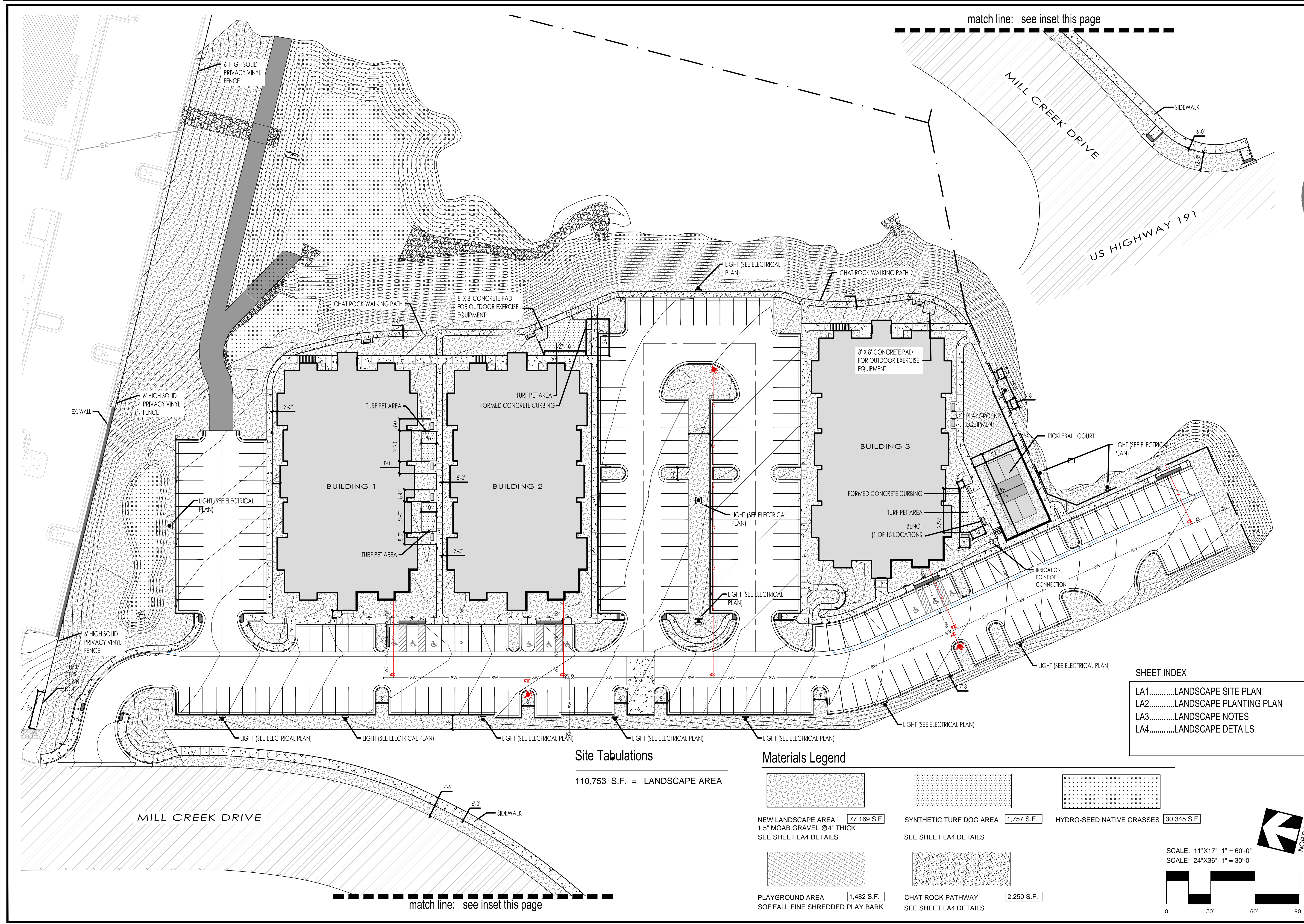
The Cooperative 1581 has been designed with an average landscape buffer of over a 10' along the frontage. Our site sits over 150' from the improved right of way along almost the entirety of this frontage. For this reason, we felt like it made for a better pedestrian experience to take the 5' reduction to our buffer and add it to a park strip that runs next to Millcreek drive.

This park strip is not required from Moab engineers, but it absolutely improves the pedestrian experience by keeping foot and bike traffic further away from auto traffic. With a few hundred apartment homes planned for this area in the next few years this proposed right of way improvement is sure to become a well trafficked route to get to the bus stops and the university campus.

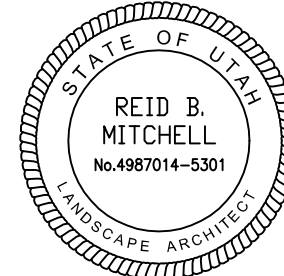
We firmly believe the overall intent of the landscape buffer code by moving the landscaping to Millcreek drive. This exception will help improve the overall project by keeping the footprints of the new buildings outside of the existing topographic depressions as much as possible which will help keep the projects costs down and affordability high. Lastly, it makes for a more dynamic and sustainable community in the long run.

Sincerely,

David Clayton, AIA
Partner & Architect
22 Design Lab



2025-016



STAMP

REVISIONS

The Cooperative 1851

Multi-family Development

Phase 1 - Landscape Plans

Landscape Site Plan

SHEET NAME:

LA1

SHEET NO.

DATE: 8/4/2025

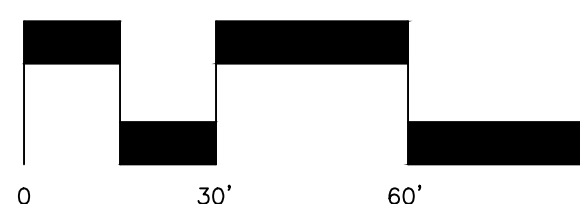
2844 Beverly Street
Salt Lake City, Utah 84106
P: 801.209.1072
E: reid.mitchell@gmail.com

Millcreek Drive
Moab, Utah 84532

SHEET INDEX

- LA1.....LANDSCAPE SITE PLAN
- LA2.....LANDSCAPE PLANTING PLAN
- LA3.....LANDSCAPE NOTES
- LA4.....LANDSCAPE DETAILS

SCALE: 11"X17" 1" = 60'-0"
SCALE: 24"X36" 1" = 30'-0"



GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:
CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION. AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.
9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.
23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
 - a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER, THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.
27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
 - b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
 - c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
 - d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 - e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
32. CONTRACTOR TO INSURE THE FOLLOWING:
 - a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
 - b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

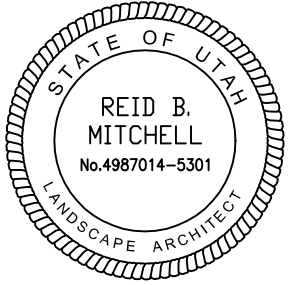
SHEET INDEX

LA1.....LANDSCAPE SITE PLAN
LA2.....LANDSCAPE PLANTING PLAN
LA3.....LANDSCAPE NOTES
LA4.....LANDSCAPE DETAILS

LANDCURVE
LANDSCAPE ARCHITECTURE



2025-016



STAMP

REVISIONS

The Cooperative 1851
Multi-family Development
Phase 1 - Landscape Plans

Landscape
& Irrigation
Notes

SHEET NAME.

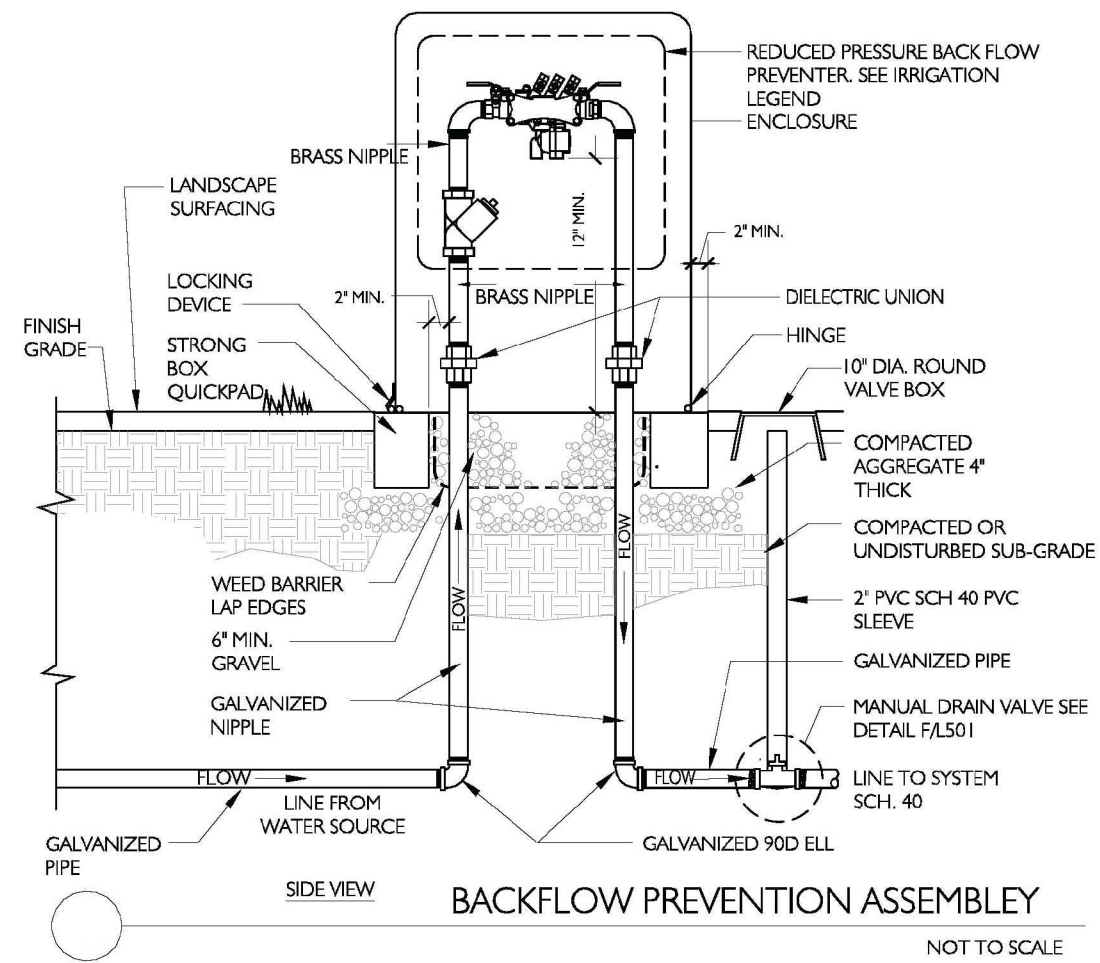
LA3

SHEET NO.

DATE. 8/5/2025

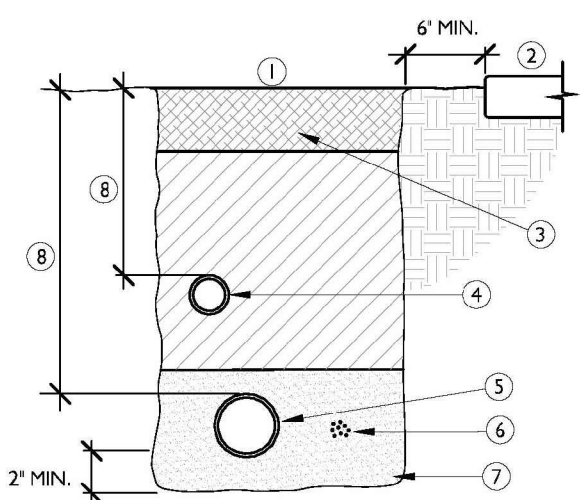
2844 Beverly Street
Salt Lake City, Utah 84106
P 801 209 1072
E reid.mitchell@gmail.com

Millcreek Drive
Moab, Utah 84532



BACKFLOW PREVENTION ASSEMBLY

NOT TO SCALE

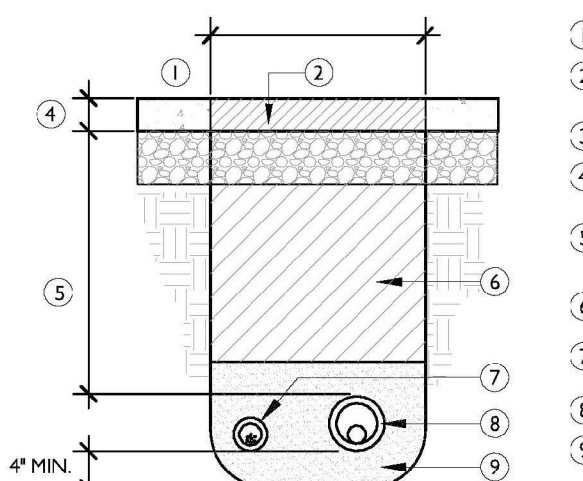


- IF LAWN IS EXISTING, REPLACE SOO AS PER OWNERS SPECIFICATIONS
- ADJACENT HARD SURFACE
- TOPSOIL
- NON-PRESSURE LATERAL LINE
- PRESSURE MAIN LINE
- DIRECT BURIAL LOW VOLTAGE CONTROL WIRES, TAPE AND BUNDLE AT 10" O.C. PLACE 4" EITHER SIDE OF PIPE OR 6" BELOW.
- MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE IN AREAS OF ROCK LADEN SOIL
- PIPE DEPTHS:
MAIN LINE: 18 - 30" COVER
LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

PIPE TRENCH

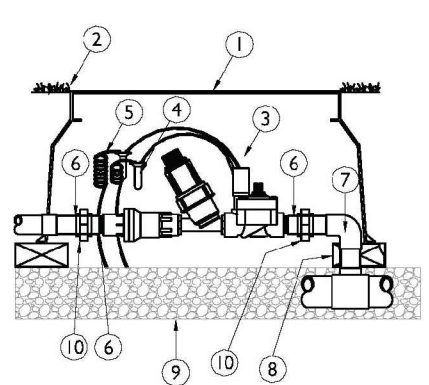
NOT TO SCALE



- NOTE: 1. SLEEVE TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
2. WIRE SLEEVE SHALL BE TWICE THE DIAMETER OF THE WIRE BUNDLE.
3. SLEEVE TO EXTEND 12" INTO PLANTING AREA.

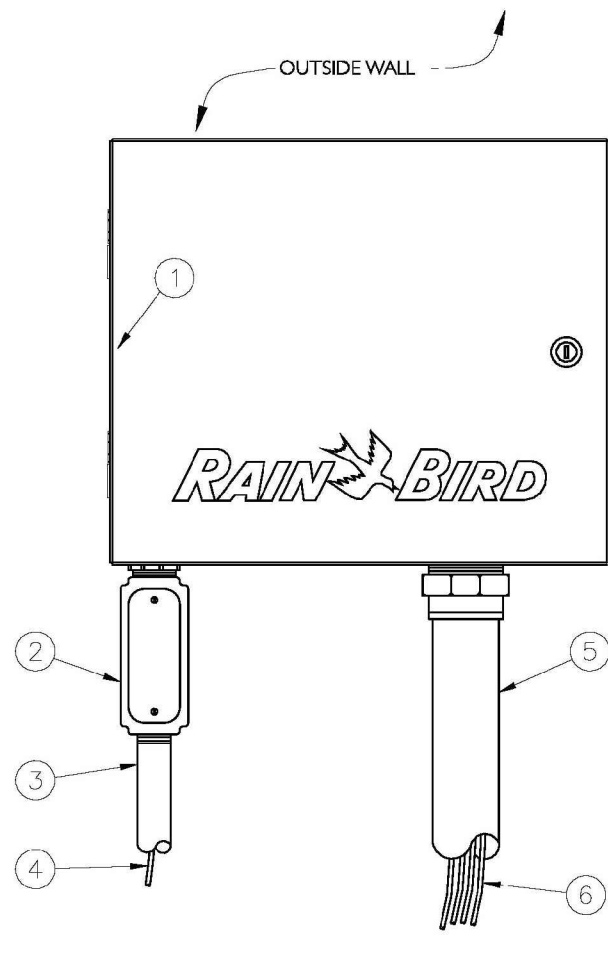
PIPE SLEEVING

NOT TO SCALE



DRIP IRRIGATION VALVE ASSEMBLY

NOT TO SCALE

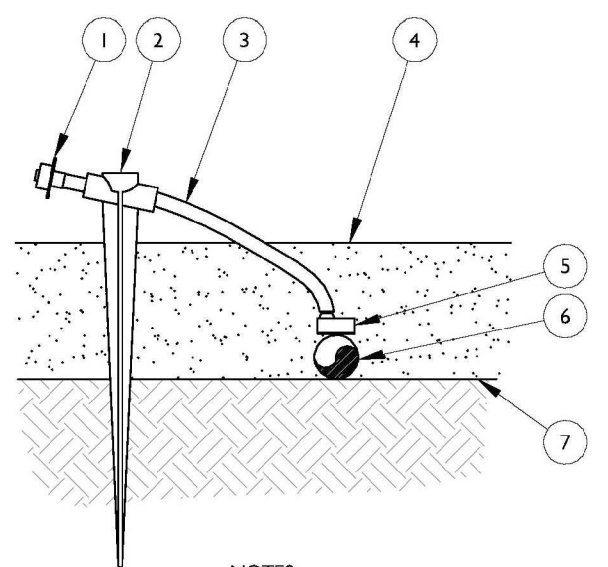


- IRRIGATION CONTROLLER. RAIN BIRD ESP-LXME CONTROLLER IN 120MM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- JUNCTION BOX
- 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- POWER SUPPLY WIRE
- 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- WIRES TO REMOTE CONTROL VALVES

- NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8 OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR BASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI-CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

WALL MOUNT CONTROLLER

NOT TO SCALE

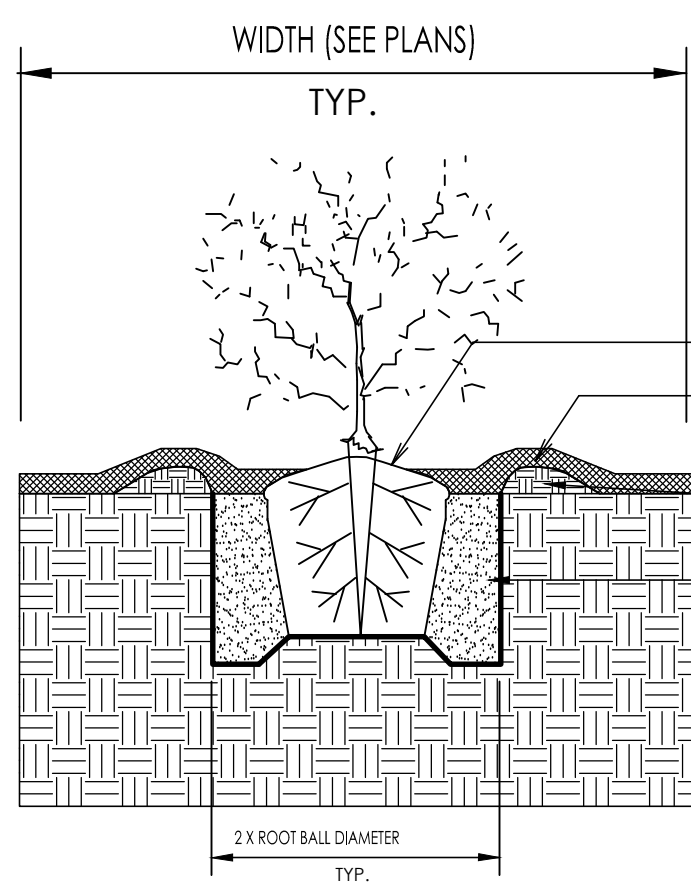


- DIFFUSER BUG CAP. RAIN BIRD DBC-025
- UNIVERSAL 1/2" TUBING STAKE. RAIN BIRD TS-025
- 1/2" DISTRIBUTION TUBING. RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- TOP OF MULCH
- SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER. RAIN BIRD XER-BUG EMITTER
- 1/2" POLYETHYLENE TUBING. RAIN BIRD XT SERIES TUBING OR RAIN BIRD XT-700 XER-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- FINISH GRADE

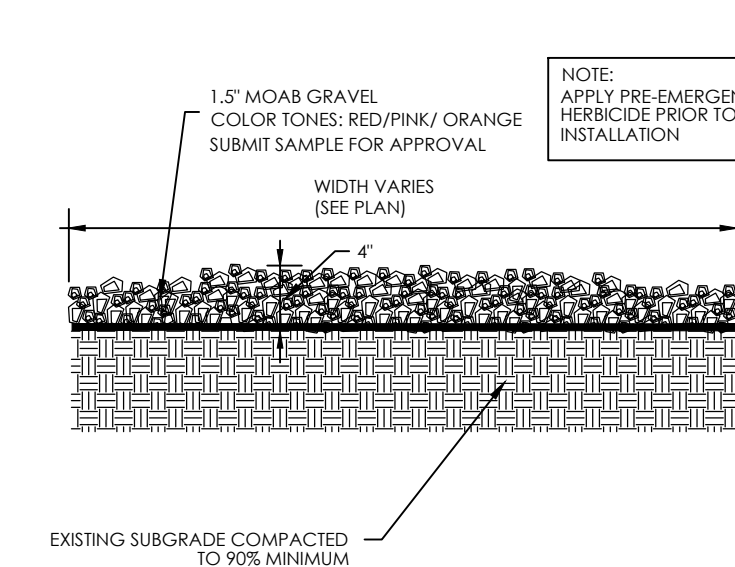
- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD XER-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

XERIBUG EMITTER

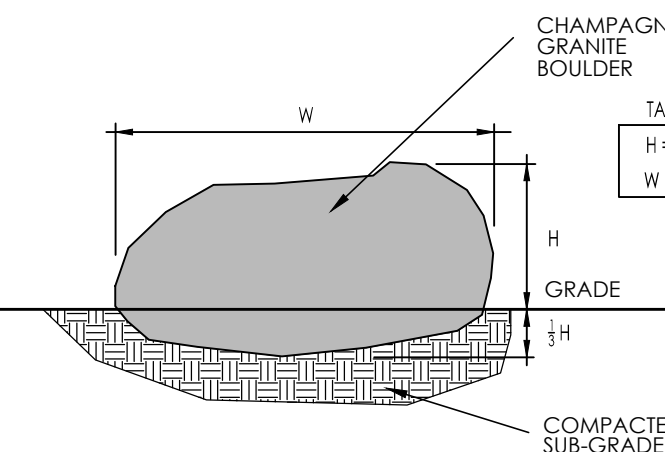
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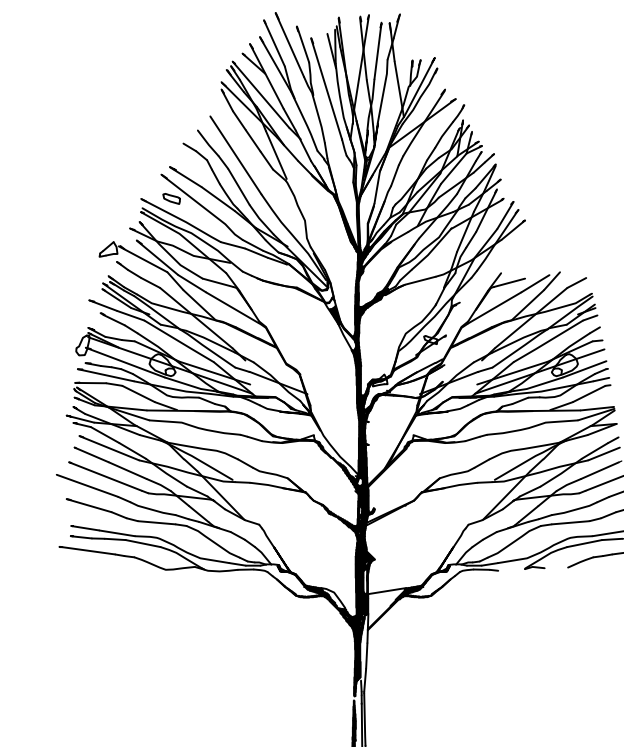
PLANTING DETAIL



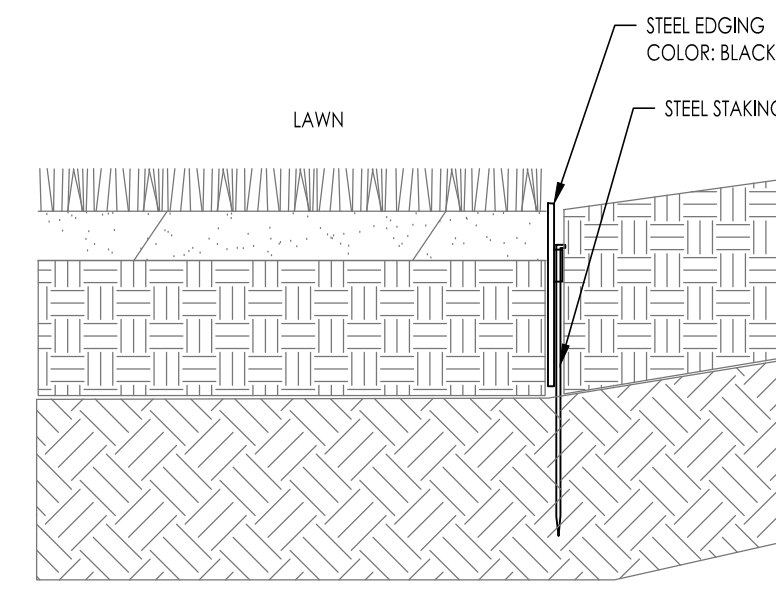
LANDSCAPE ROCK DETAIL



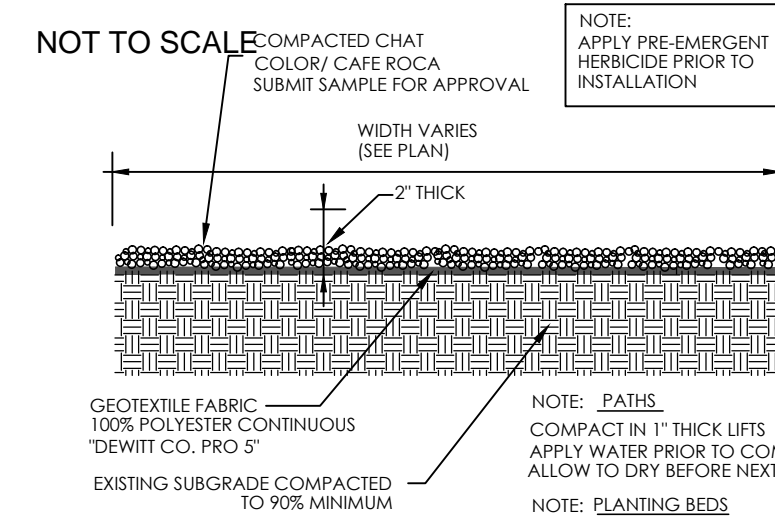
LANDSCAPE BOULDER DETAIL



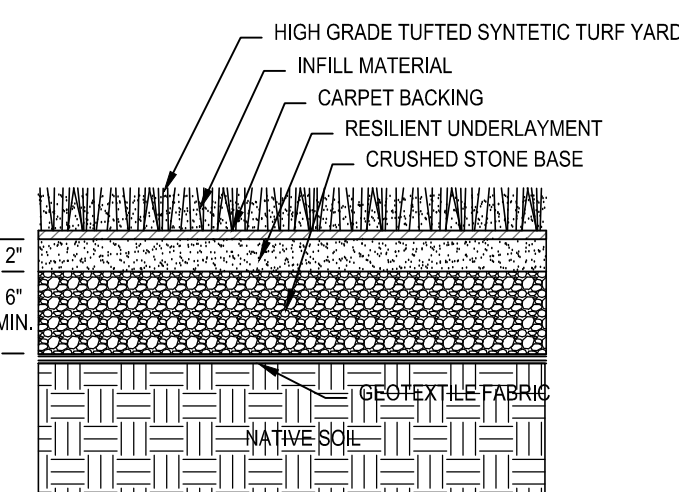
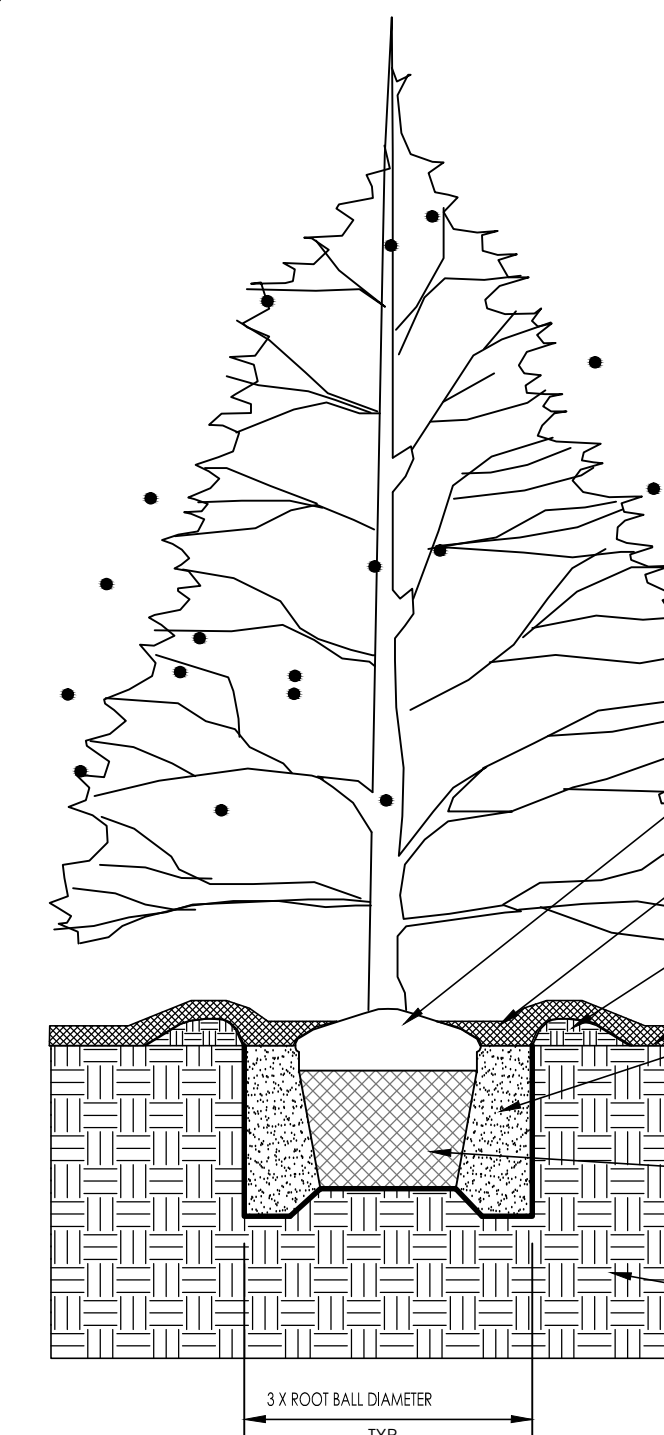
TREE PLANTING DETAILS



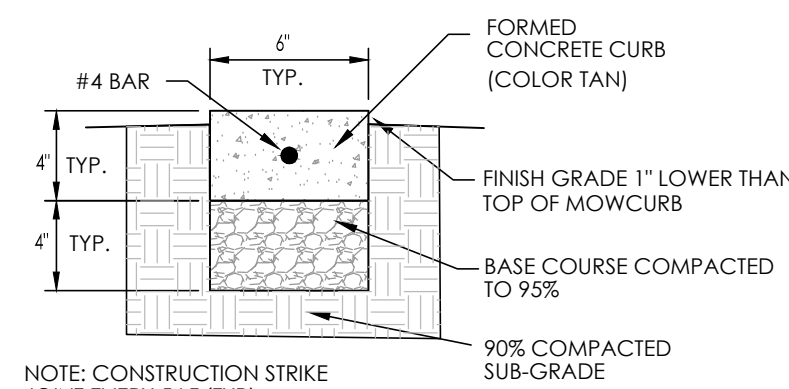
STEEL LANDSCAPE EDGING



CHAT ROCK PATH DETAIL



TURF DETAIL

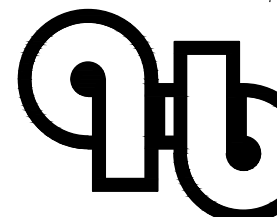


CONCRETE CURBING DETAIL

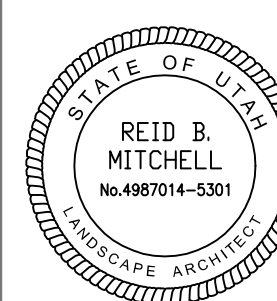
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2025-016



STAMP

REVISIONS

The Cooperative 1851
Multi-family Development
Phase 1 - Landscape Plans

Landscape
& Irrigation
Details

SHEET NAME.

LA4

SHEET NO.

DATE: 8/5/2025

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E: reid.mitchell@gmail.com

Millcreek Drive
Moab, Utah 84532



MOAB CITY PLANNING COMMISSION AGENDA

August 14, 2025

TITLE: Consideration and Possible Recommendation for Moab Ordinance #2025-13, An Ordinance Amending the Moab Municipal Code (MMC), Section 17.09, to Include Additional Regulations Required for Electric Vehicle Readiness Of Multi-Household Developments.

DISPOSITION: Public hearing

PRESENTER/S: Alexi Lamm

ATTACHMENT/S:

- Exhibit 1: Proposed Ordinance No.13-2025
- Exhibit 2: EV Readiness Code Draft
- Exhibit 3: Public Hearing Notice

STAFF RECOMMENDATION: Forward a positive recommendation of Moab City Ordinance No. 13-2025, with or without modifications to City Council

OTHER OPTIONS: Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make decision or forward a negative recommendation to City Council, giving specific findings for decision.

RECOMMENDED MOTION: I move to forward a positive recommendation of Moab City Ordinance No. 13-2025 - An Ordinance Amending the Moab Municipal Code (MMC), Section 17.09, to Include Additional Regulations Required for Electric Vehicle Readiness Of Multi-Household Developments.

SUMMARY:

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, increasing access to electric vehicle (EV) infrastructure is one strategy to reduce transportation emissions.

The Planning Commission has discussed an ordinance for EV readiness—requiring electrical capacity and conduit at minimum—in new construction and some renovations in August 2024, March 2025, May 2025, and July 2025.

Since the last discussion, staff and the City attorney have refined the proposed changes for the Planning Commission to consider.

RELEVANT LAWS, STUDIES & PLANS:

Resolution 13-2017: A Resolution of the Moab City Council and Mayor Establishing Renewable Energy and Greenhouse Gas Emissions Reduction Goals for Moab City



MOAB CITY PLANNING COMMISSION AGENDA

August 14, 2025

RESPONSIBLE DEPARTMENT:

Strategic Initiatives & Sustainability, Community Development

FINANCIAL IMPACT:

This would cause people who are pursuing some new construction and modifications to multi-household dwellings to include the costs of EV readiness.

CITY OF MOAB ORDINANCE #2023-13

**AN ORDINANCE AMENDING THE TEXT OF THE MOAB MUNICIPAL CODE (MMC),
TO INCLUDE ADDITIONAL REGULATIONS REQUIRED FOR ELECTRIC VEHICLE
READINESS OF MULTI-HOUSEHOLD DEVELOPMENTS.**

WHEREAS, from time to time the City undertakes revisions in its zoning ordinances to improve the quality of land development and align the Code with state law and contemporary planning concepts; and

WHEREAS, the City desires to encourage the reduction of greenhouse gas emissions; and

WHEREAS, increasing access to electric vehicle infrastructure is an important component for reducing transportation emissions; and

WHEREAS, it is in the interest of the City that it establish EV readiness standards, requirements, and processes that are substantially consistent throughout the Moab Municipal Code; and

WHEREAS, the City finds that this ordinance updating the Moab Municipal Code is necessary and appropriate for executing clear and consistent development regulations, as well as furthering the Moab City Council's goal to reduce greenhouse gas emissions by 80% by 2040; and

WHEREAS, the ordinance will update the Moab Municipal Code, sections 17.09.350; and

WHEREAS, The City of Moab has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so.

NOW, THEREFORE BE IT ORDAINED that the Moab City Council hereby approve Moab City Ordinance #2023-13, approving amendments to the Moab Municipal Code as follows:

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council this 14th day of August 2025.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder

17.09.350. EV Parking – General provisions.

A. Title

Sections 17.09.350 through 17.09.358 shall be regulated and apply as the EV Readiness Ordinance (EVRO).

B. Intent/Purpose

The intent of the EV 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. #2025-13)

C. 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 EV parking standards shall comply with the level of associated requirements based on the scale of development, outlined in the review and procedures section of this title. Exemptions and exceptions are outlined in the review procedures.

D. Required EV Charging Infrastructure

The standards of the EVRO shall apply to multi-household dwellings as that term is defined in Section 17.06.020.

17.09.351. EV Parking – Definitions.

“Direct Current Fast Charging (DCFC)” means EV 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.

“EV Energy Management System (EVMS)” system designed to allocate charging capacity among multiple EV supply equipment.

“EV Supply Equipment (EVSE)” means the electrical conductors and associated equipment external to the EV that provide a connection between the premises wiring and the EV to provide EV 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 EVSE-Installed Space.

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

“EVRO” means this EV Readiness Ordinance as found in Sections 17.09.350 through 17.09.358.

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

17.09.352. EV Parking – General Standards

A. Multi-household

1. 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.
2. 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.
3. EV parking requirements shall count toward the minimum required and maximum allowed number of parking spaces
4. EV-ready and EV-installed spaces that exceed the minimum requirements are permitted to be used to meet minimum requirements.

B. Single-household dwellings and two-household dwellings

1. An application for an electrical permit for a single-household dwelling or a two-family dwelling may additionally include documentation for the installation of EVSE for review under the same permit without incurring additional cost to the original permit fee.

17.09.353. ADA

- A. 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.
- B. All EV charging infrastructure shall comply with the State Construction and Fire Codes Act, Title 15A, Utah Code Annotated, including the applicable provisions of ICC A117.1.

17.09.354. Fire and Safety

- A. All EV charging infrastructure shall comply with the State Construction and Fire Codes Act, Title 15A, Utah Code Annotated, applicable provisions of the MMC, and all other adopted and applicable fire, electrical, and safety codes.
- B. Level 2 and Level 3/DC Fast Charging stations shall provide a means of an emergency disconnect that is readily accessible and within sight of the EV charging station.

17.09.355. Maintenance

- A. A phone number or other contact information for the maintenance provider shall be posted on the equipment for reporting malfunctions. The markings shall be permanently affixed to the equipment and will be of sufficient durability for the environment involved. The markings shall not be handwritten.

17.09.356. Capacity Requirements

- A. EV Capable: Each EV-capable space shall comply with the following:
 1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within six (6) 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.
 2. 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.

3. 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.
 4. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each EV capable space.
 5. 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)."
- B. EV Ready: Each EV-ready space shall have a branch circuit that complies with the following:
1. Branch circuit shall terminate at a receptacle or junction box located within six (6) 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.
 2. Branch circuit shall have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
 3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."
- C. 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:
1. Be located within six (6) feet of each EVSE-installed space it serves.
 2. All installed EVSE shall comply with one of the following:
 - a. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
 - b. 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.
 3. One (1) DCFC EVSE may be counted as equivalent of up to three (3) 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.

17.09.357. EV Parking – Review procedures.

A. Approval procedures

1. The Zoning Administrator shall determine whether an application submitted under the EVRO is complete and whether the applicant has paid all applicable fees, after which the applicable land use authority responsible for the type and process of development under which EV Parking Requirements is required (e.g., building permit approval, site plan approval, townhome plat or condominium plat approval, subdivision approval, etc.) shall review and approve the submitted application as a part of the proposed development plan. The applicable provisions of the MMC shall govern the review and approval procedures for each type of

development under the EVRO. The EVRO shall be supplementary to the development approval.

B. Legal, Nonconforming

1. Chapter 17.12 shall govern determinations as to whether the legal, nonconforming status of EV parking.
2. After determining that an EV parking application submitted under the EVRO is complete and that all applicable fees have been paid, the Zoning Administrator shall determine whether legal, nonconforming EV parking can be expanded or continued by considering the following parameters:
 - a. A 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, such as major resurfacing, reconstruction or trenching for utilities.
 - iii. When fewer than ten (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. Applicants may meet the capacity requirements in Section 17.09.356 through changes to existing parking without adding to the project's original calculation of added or modified parking.
 - b. Any upgrades to electrical panel capacity shall trigger compliance with electrical panel capacity provisions of the EVRO.

C. Exemptions

1. Parking spaces that are intended for transactions or uses that are less than 30 minutes, such as take-out, pick-up, and drop-off shall be exempt.

D. Exceptions

1. The applicable land use authority with jurisdiction over an application submitted under the EVRO 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; and
 - 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 approving, denying, or requesting 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)

17.09.358. EV Parking – Enforcement

The City may pursue any available legal or equitable to enforce the EVRO and to address violations of the EVRO.

A. Violation.

1. The requirements and regulations set forth in the EVRO regulating EV parking standards shall apply to all multi-household dwelling properties, developments, and development standards where parking is required:
 - a. The required EV parking standards shall be maintained and remain consistent with the plans and conditions approved during the appropriate review and approval procedures; or any subsequent review and approval process. The following conditions of violation shall impose the following penalty:
 - i. The property will be in violation if the parking standards for an approved plan are altered or amended without appropriate approval, as outlined in the review procedures of this chapter, thirty days after notice from the City.
 - ii. The property will be in violation if parking is developed without the appropriate approval, as outlined in the review procedures of this chapter, thirty days after notice from the City.
 - iii. In the event of violation, penalties may be assessed by the City against the owner of the subject property, as determined by Chapter 17.78, Zoning Violations – Penalties.

B. Process of Violation.

1. If the owner of the property violates any of the provisions of this chapter, the City may pursue the violation for noncompliance in accordance with established processes outlined by Chapter 17.78, Zoning Violations – Penalties. (Ord. 23-08 § 3, 2023)

CITY OF MOAB
PUBLIC HEARING

PROPOSED ORDINANCE 2025-13

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 14, 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 2025-13, An Ordinance Amending Moab Municipal Code, Title 17, Zoning, Chapter 17.09, Supplementary Requirements and Procedures Applicable Within Zones. The proposed amendments add a section regulating Electric Vehicle Readiness. 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 August 4th, 2025.

Posted on the Moab City's website - www.moabcity.org on August 4th, 2025.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on August 4th, 2025.

/s/ Johanna Blanco

Associate Planner



MOAB CITY PLANNING COMMISSION AGENDA

August 14, 2025

TITLE: Consideration and Possible Recommendation of Proposed Ordinance # 2025-14, An Ordinance Approving the Zoning Map Amendment for the parcel located at approximately 610 Cermak, Moab, UT 84532 (parcel # 01-0036-0040) from R-3 Multi-Household Residential and RA-1 Residential-Agricultural, to C-3 Central Commercial Zone and RA-1 Residential-Agricultural.

DISPOSITION: Discussion and possible action

PRESENTER/S: Cory P. Shurtleff, Community Development Director and Johanna Blanco Associate Planner

ATTACHMENT/S:

- Exhibit 1: Draft Ordinance # 2025-14
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Ordinance Public Notice
- Exhibit 5: Zone Change Map
- Exhibit 6: Staff Report for 611 Cermak Annexation

STAFF RECOMMENDATION: Positive Recommendation with or without modifications

OTHER OPTIONS: Continue action on the item and give specific direction to the applicant and staff as to additional information needed; or Negative Recommendation to the City Council on Zoning Map Amendment.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission forward a positive recommendation to the City Council on Ordinance # 2025-14, to amend the Zoning Map for the parcel located at approximately 610, Moab, UT 84532 (parcel #01-0036-0040) from R-3 Multi-Household Residential and RA-1 Residential-Agricultural, to C-3 Central Commercial Zone and RA-1 Residential-Agricultural.

SUMMARY:

Applicant, Courtney Kizer, on behalf of the property owner, National Ability Center, is requesting a zoning map amendment to the 7.42-acre parcel as outlined in the Pre-Annexation Agreement for 602 and 611 Cermak.

The property will be used by the National Ability Center to provide adaptive recreational services and accommodations for qualifying participants.

[Section 17.04](#) of the Moab Municipal Code governs the process for amending the zoning map. MMC 17.04.080 outlines the Planning Commission's duty to forward a recommendation to City Council.



MOAB CITY PLANNING COMMISSION AGENDA

August 14, 2025

RELEVANT LAWS, STUDIES & PLANS:

City of Moab General Plan.

RESPONSIBLE DEPARTMENT:

Planning Department.

FINANCIAL IMPACT:

N/A

CITY OF MOAB ORDINANCE NO. 2025-14

AN ORDINANCE APPROVING THE ZONING MAP AMENDMENT FOR THE PARCEL LOCATED AT APPROXIMATELY 610 CERMAK, MOAB, UT 84532 (PARCEL #01-0036-0040) ADJUSTING THE CURRENT ZONES AND BOUNDARY FROM R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE AND RA-1 RESIDENTIAL-AGRICULTURAL ZONE, TO C-3 CENTRAL COMMERCIAL ZONE AND RA-1 RESIDENTIAL-AGRICULTURAL ZONE.

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

- a. Applicant, Courtney Kizer, submitted a Development Code Amendment application to amend the Zoning Map to change the zoning on Parcel 01-0036-0040, at approximately 610 Cermak, Moab, UT, described as:

BEG 1320 FT E & 990.7 FT N OF S1/4 COR SEC 36 T25S R21E SLB&M; W 1115 FT; N 200 FT; E 1115 FT; S 200 FT TO BEG: *** ALSO BEG AT POINT WHICH BEARS N 985.2 FT & E 140.7 FT OF S1/4 COR SEC 36 T25S R21E SLB&M; PROC N 80°14'E 31.1 FT; E 1148.7 FT; S 13°55'E 21.6 FT; W 1164.9 FT; N 48°42'W 26.2 FT TO POB: *** ALSO BEG AT POINT WHICH BEARS N 968.3 FT & E 320 FT FROM S1/4 COR SEC 36 T25S R21E & PROC N 89°55'E 1000 FT; S 75 FT; S 89°55'W 1000 FT; N 75 FT TO POB

Contains 7.42 acres

- b. The request is to change the zoning on the subject property from R-3 Multi-Household Residential and RA-1 Residential-Agriculture to C-3 Central Commercial and RA-1 Residential-Agriculture, approximately 7.42 acres (323215.2 sf) total. Approximately 1.84 acres (8032.76 sf) is to be zoned C-3 and 5.58 acres (243259.2 sf) is to be RA-1; and
- c. The Applicant submitted review materials to the Planning Commission with a sufficiently complete application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly noticed public hearing held on August 14, 2025, where the item was positively recommended for approval to City Council by the Planning Commission; and
- d. The Planning Commission determined that the amendment to the zoning map is in accordance with the General Plan and development trends of the community. Having evaluated the statements from the applicant and the public, the Planning Commission concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and
- e. The Planning Commission and City Council have determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have or can be met.

NOW, THEREFORE, BE IT ORDAINED BY THE MOAB CITY COUNCIL, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed zone change, by adoption of Ordinance No. 2025-14, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, the City Council APPROVES the application to rezone the property located at approximately 610 Cermak, Moab, UT 84532, Parcel (01-0036-0040). Amending the subject parcel zone from R-3 Multi-Household Residential and RA-1 Residential-Agriculture to C-3 Central Commercial and RA-1 Residential-Agriculture, amending the Official Zoning Map.

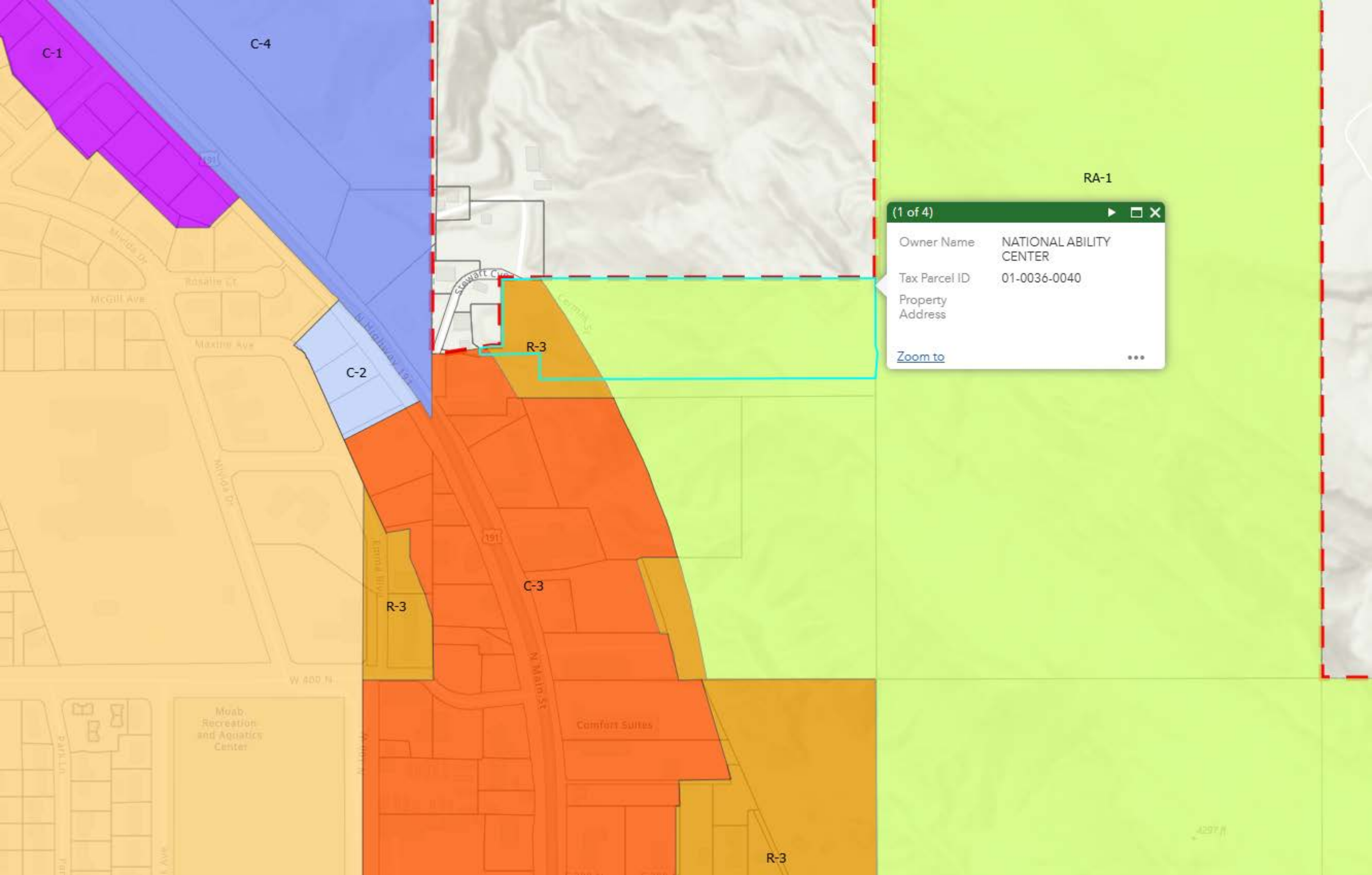
PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on August 21, 2025.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder



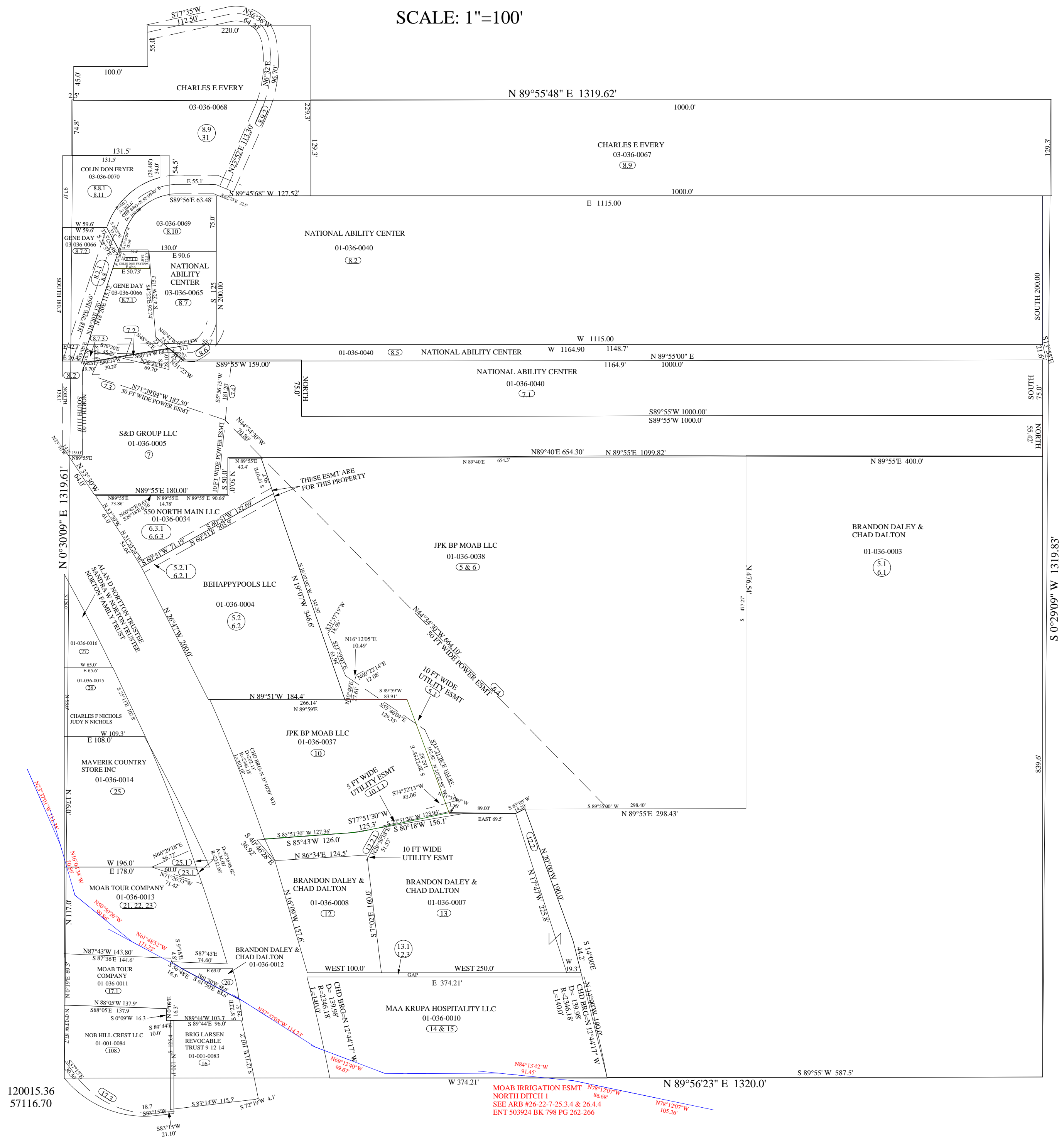
RA-1

(1 of 4) ▶ □ ✕

Owner Name	NATIONAL ABILITY CENTER
Tax Parcel ID	01-0036-0040
Property Address	

[Zoom to](#) ...

SCALE: 1"=100'



CITY OF MOAB
PUBLIC HEARING
PROPOSED ORDINANCE 2025-14

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 14, 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 2025-14 - An Ordinance Amending the Moab Municipal Zoning Map for property located at approximately 610 Cermak, Moab, UT 84532, from R-3 Multi-Household Residential and RA-1 Residential-Agriculture to C-3 Central Commercial and RA-1 Residential-Agriculture, approximately 7.42 acres (323215.2 sf), as requested by the applicant Courtney Kizer. 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.

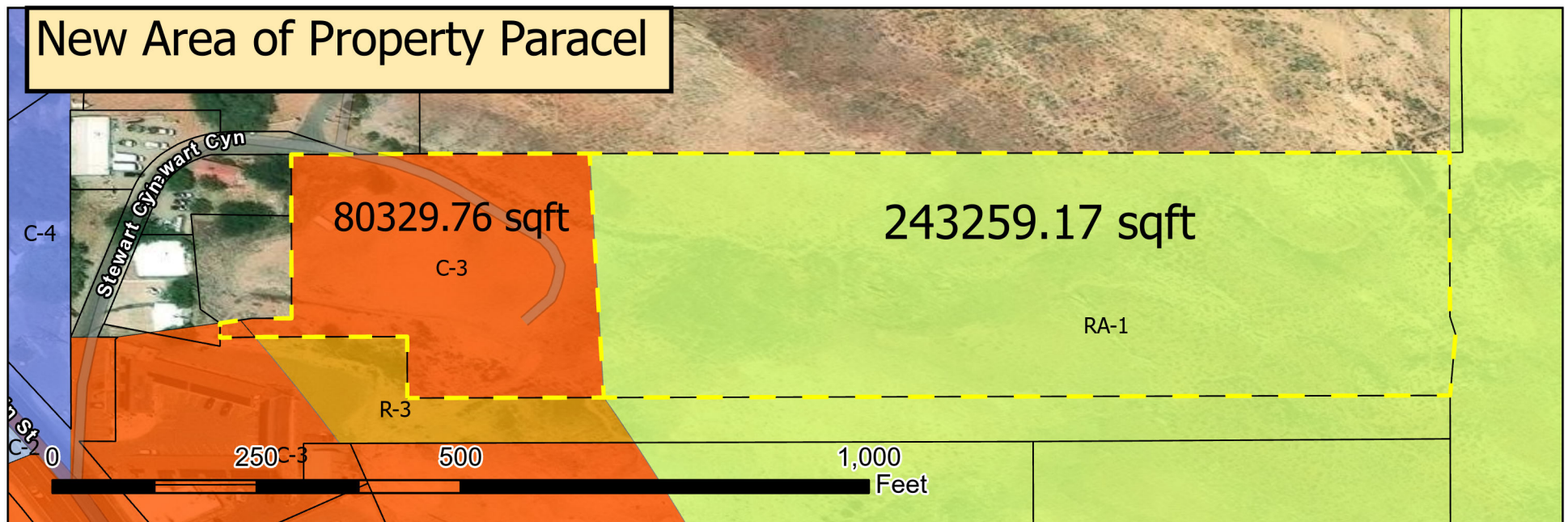
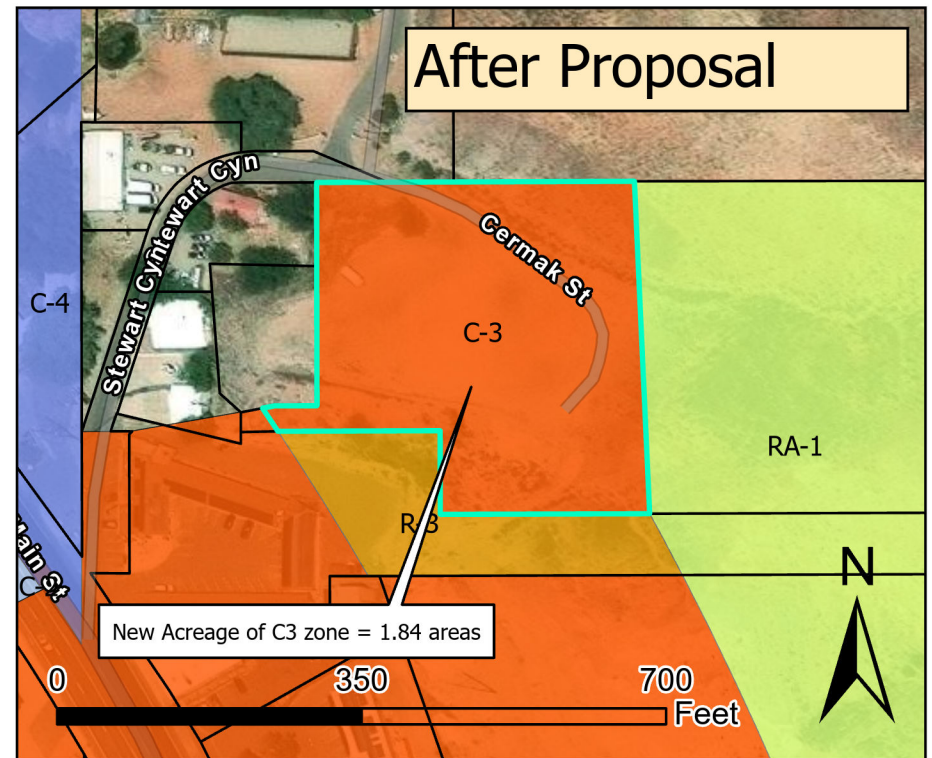
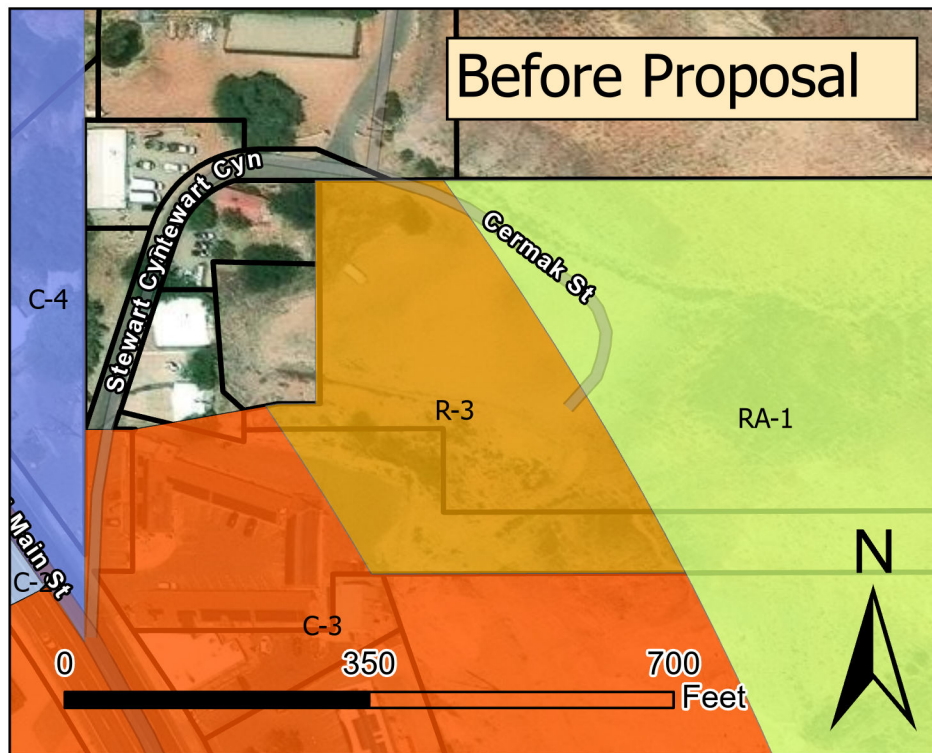
Certificate of Posting

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on August 4, 2025. Posted on the Moab City's website - www.moabcity.org on August 4, 2025.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on August 4, 2025.

/s/ Johanna Blanco

Associate Planner



National Ability Center 611 Cermak PETITION FOR ANNEXATION STAFF REPORT

CITY OF MOAB PLANNING DEPARTMENT



To: Moab City Council
From: Johanna Blanco, Associate Planner
Cory Shurtleff, Community Development Director
Date: June 4, 2025
Re: Annexation of National Ability Center Property,
Petition for Annexation

City Annexation Proposal

PROPERTY ADDRESS: 611 Cermak, Moab, Utah 84532 (Currently in Grand County)

PARCEL ID NUMBER: 03-0036-0065 (.25 acres)

CURRENT ZONING: Located in the Rural Residential zone for Grand County

PROPOSED ZONING DISTRICT: C-3 Central Commercial zone in Moab City Jurisdiction

REQUEST: National Ability Center is requesting that their property be annexed into Moab City's jurisdiction. The subject property proposed to be annexed is approximately .25 acres; located at approximately 611 Cermak, Grand County, Utah. The proposed annexation will bring the property into the City of Moab's jurisdiction. [Section 1.32](#) of the Moab Municipal Code Governs the Annexation of land into the City.

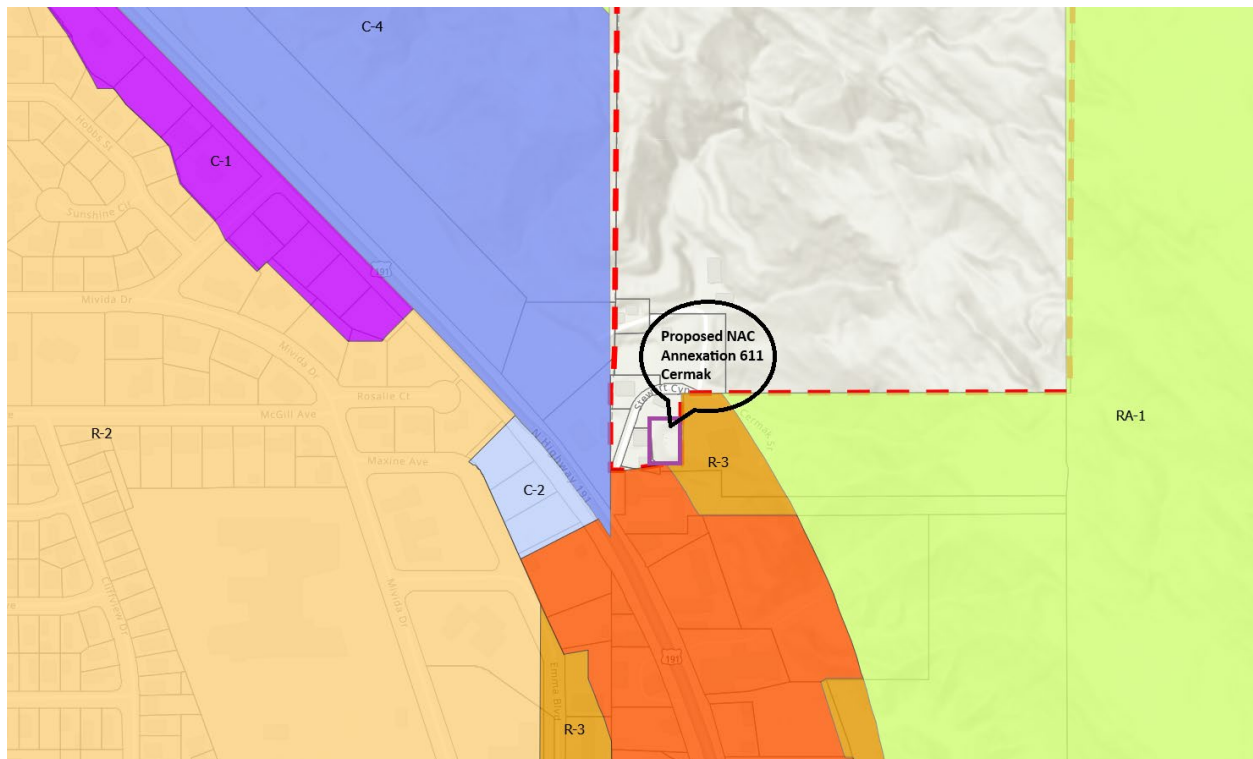
ATTACHMENTS:

- I. GRAND COUNTY ZONING MAP
- II. PROPOSED SITE PLAN
- III. FUTURE LAND USE MAPS
- IV. RR & C-3 MATRIX

PROJECT DESCRIPTION:

National Ability Center is the owner of the parcel of land located at approximately 611 Cermak in unincorporated Grand County. The total size of the property to be annexed is approximately .25 acres. The current Grand County zoning district for the property is RR Rural Residential. Importantly, the County's RR Rural Residential is not the same as "rural real property," which is a term defined under U.C.A. 10-2-801(14).¹

If the property were to be annexed into the City of Moab jurisdiction, the applicant has requested that they be designated in C-3 Central Commercial Zone. The proposed use, once annexed, will be a mixed-use commercial building that will provide accommodations for qualifying participants in its adaptive recreational programs. This concept for mixed use accommodations for adaptive recreation services was recently reviewed by the Planning Commission and City Council and adopted as *Ordinance No. 2024-03, An Ordinance Amending the Moab Municipal Code (MMC), Section 17.06 Definitions, and 17.24.020 C-3 Central Commercial Zone, Permitted Uses and Regulations, to create a new permitted use, Adaptive Recreational Service Provider, and ancillary use, Accommodations for Qualifying Participants.*



The property to the north (602 Cermak) is also petitioning to be annexed within Moab City Jurisdiction (C-3 zone). The property to the west is a residence within Grand County Jurisdiction

¹ "Rural real property" means a group of contiguous tax parcels, or a single tax parcel, that: (i) are under common ownership; (ii) consist of no less than 1,000 total acres; (iii) are zoned for manufacturing or agricultural purposes; and (iv) do not have a residential density unit greater than one unit per acre. "Rural real property" includes any portion of private real property if such property qualifies as "rural real property" and consists of more than 1,500 total acres. U.C.A. 10-2-801(14).

zone RR; the property to the east is also owned by the National Ability Center and is split zoned R-3 and RA-1; and the property to the south is a restaurant and hotel use zoned C-3 within Moab City Jurisdiction.

PRE-ANNEXATION AGREEMENT:

As part of the Annexation process, the applicant has submitted a pre-annexation agreement. The agreement was approved by the City of Moab on September 24th. The pre-annexation agreement will run with the land upon any change of ownership.

The following restrictions and terms are included within the pre-annexation agreement:

Zoning Designation

It is agreed that upon annexation of the property, the zoning will be designated as C-3 commercial zone.

Designated Uses

The petitioner is proposing to create a mixed-use commercial building that will provide accommodations for qualifying participants in its adaptive recreational programs. The proposed uses are included on the concept site plan, which is attached as part of the pre-annexation agreement. However, the agreement will give flexibility to change the uses and does not restrict which use it can be changed to if it is allowed by right in the C-3 zoning district. As part of the agreement for the zoning designation, creating any new overnight accommodation would be prohibited. The C-3 zoning currently does not allow the creation of new overnight accommodation units.

Active Employment Households

Upon completion of the project and pursuant to the pre-annexation agreement, the property owner will execute a restrictive covenant agreement, recorded against both the Property and Commercial Property, requiring 100% of any residential units on these properties to be leased or made available to either (i) "Active Employment Households" (AEH), as defined in Moab Municipal Code (MMC) Chapter 17.64 Active Employment Households., or (ii) students, faculty, or long-term visitors of institutions participating in Title IV federal student aid programs. This covenant will be in effect for 50 years.

Sustainability Efforts

As part of the pre-annexation agreement, the future development of the parcel would be required to meet LEED requirements which includes the following:

- Bicycle Facilities
- Electric Vehicle Recharging Stations
- Rainwater Management

- Heat Island Reduction
- Light Pollution Reduction
- Outdoor Water Use Reduction
- Energy and water efficient construction
- Bird Safety Glass

CITY OF MOAB GENERAL PLAN:

ANNEXATIONS:

As part of the annexation process, any newly incorporated areas should not create enclaves, meaning areas that are in Grand County that are surrounded by Moab City Jurisdiction. The property proposed to be annexed would not create any islands of Grand County Jurisdiction, and the property would stay consistent with prior annexations within City boundaries.

The following statements are outlined in the General Plan, *Chapter 4- Community Vision*, which are general statements that were identified to be shared values the Moab Community expressed for their future.

- *Plan for a compact development pattern that makes efficient use of public facilities and services, encourages mixed uses, protects open spaces and minimizes urban sprawl.*

Allowing property along Highway 191 to be developed for commercial use is a natural process for future development. Most of Moab's commercial uses are established along the corridor. Continuing this development pattern maintains the natural flow of Moab's established and future uses.

- *Maintain and enhance Moab's small-town character, including safe and quiet neighborhoods, and commercial hubs offering a range of products and services.*

The establishment of office, retail, and a café along Highway 191 supports the need for commercial hubs and provides more opportunity for residents and tourists to access additional "products and services".

- *Recognize the value of Moab's surrounding landscape, including dark skies, solar access, and other natural resources to enhance the quality of life for community residents and to ensure the longevity of Moab's tourism industry.*

The City recently updated the landscaping standards to include water efficiency standards, a plant species list, and street tree requirements. Moab City has also updated the dark skies ordinance to allow for the ordinance to have more flexibility for new development. The proposed development will be subject to both updated ordinances.

- *Manage the landscape and resources on which the city depends, encouraging conservation and waste minimization, to sustain the city in perpetuity.*

This community value has been addressed by adding additional sustainability requirements for the development of this property through water conservation, energy conservation, and adding bicycle facilities along with other LEED established requirements.

Findings: The proposed pre-annexation agreement complies with Community Vision Values.

GENERAL PLAN MAPS:

The General Plan for Moab City includes a Boundary Map that outlines the areas surrounding Moab City's Jurisdiction that is designated for future incorporation into the City. This criterion is met with the proposed annexation of the subject property because the proposed area to be annexed is within the boundaries for future annexation. In addition, the Future Land Use Map designates this area for commercial uses, making the proposed C-3 Central Commercial zone consistent with the Future Land Use Map.

Findings: The proposed annexation complies with the Future Annexation Boundary Map and the proposed C-3 Central Commercial Zoning is consistent with the Future Land Use Map.

ELEMENTS, GOALS AND POLICIES IN THE GENERAL PLAN

ELEMENT 1: ECONOMIC DEVELOPMENT

GOAL 1: Promote a vibrant local economy that supports the unique quality of life and character of Moab.

Policy 2: Weigh the costs and benefits of new commercial and industrial development while evaluating the required expansion of public facilities and services for those projects.

Action Step:

c. Ensure that infrastructure improvements that benefit new development be the financial responsibility of the new development.

Analysis: Any required infrastructure improvements for the new development will be identified through the Development Review Process. It is common for City Policy to require the developer to finance these improvements.

Findings: The proposed development will be obligated to make the infrastructure improvements identified during the Development Review Process and this policy will be met.

Policy 4: Facilitate the growth of local businesses and industries in a context appropriate to Moab. (size, scale, etc.)

Action Step:

a. Develop and enforce land use and design standards for commercial development.

Analysis: The proposed zoning lists setbacks and height limits for new development to create consistency with building height and mass in the C-3 zone. Other elements that will help reach this goal are the dark sky standards in the MMC by requiring certain types of light fixtures in order to maintain dark sky objectives.

Findings: The proposed development will need to meet setbacks, infrastructure, landscaping and lighting requirements. All of which are meant to create guidelines and design standards for new development.

Policy 10: Promote and enhance retail offerings that serve the everyday needs of residents and visitors.

Action Step:

b. Evaluate areas for adequate supply of appropriately zoned space.

Analysis: The City is in short supply of commercial zoning. The added opportunities for commercial space in an area that is beneficial to our community.

Findings: The proposed annexation will add additional commercial zoning in an appropriate area of the City.

ELEMENT 2: ENVIRONMENTAL SUSTAINABILITY

GOAL 6: Reduce energy resource waste and expand the community's use of renewable energy.

Policy 1: Encourage energy conservation.

Action Steps:

a. Adopt measures to improve the energy efficiency of existing and future City buildings and vehicles, looking into the possibility of assuring new structures are net zero.

Analysis: As part of the pre-annexation agreement, the applicant made an agreement with the City to meet LEED requirements. Any new construction will need to be water and energy efficient and have other sustainability features in a step to reach this goal.

Findings: The proposed development will meet this goal by having new construction be LEED certified.

ELEMENT 3: LAND USE AND GROWTH

GOAL 1: Encourage a diverse, compact, and efficient land use pattern that promotes resident quality of life and is aligned with the city's character, economy, and vision.

Policy 1: Encourage development to consider the appearance, design, financial impact, and amenities of the community.

Action Steps:

- a. Promote commercial centers that meet the everyday needs of residents and visitors.**
- b. Encourage mixed-use development where appropriate.**

Analysis: The City is in short supply of commercial space. The added opportunities for retail, office, and restaurant uses will be a benefit to our community by creating space where new commercial uses can be established. Any required infrastructure improvements for the new development will be identified through the Development Review Process. It is common for City Policy to require the developer to make these improvements.

Findings: The proposed development will add additional commercial space and will be obligated to make the infrastructure improvements identified during the Development Review Process and this policy will be met.

GOAL 13: CONSIDER ANNEXATIONS THAT PROVIDE A BENEFIT TO THE COMMUNITY.

Policy 1: Assess the impact on City services of each proposed annexation.

Action Steps:

- a. Prepare an annexation impact report on each proposed annexation which contains, at a minimum, analysis of zoning alternatives in addition to applicant request for compatibility with existing neighborhood as built.***

Analysis: The property proposed to be annexed is located along Highway 191, which is primarily used for commercial development. As part of the staff report, the General Plan was reviewed as to what the future land use map designates the property and what the boundaries are for newly annexed property into the City. The proposed zoning will help reach the goal of adding additional commercial uses to the current market. The C-3 zoning district allows for all the proposed uses and the project will be required to go through Site Plan Review Level II and meet all the requirements from the various City Departments.

Findings: The C-3 zoning will allow the proposed development to be used according to the pre-annexation agreement and the proposed site plan submitted with the

annexation application will be required to go through Development Review Team Review and meet all applicable Moab City requirements.

b. *Require annexation agreements on all proposed annexations.*

Analysis: The City and applicant have finalized a pre-annexation agreement that will benefit the City and the applicant (Please see the pre-annexation agreement for details).

Findings: The proposed annexation will meet this requirement.

c. *Update the annexation policy to preserve and protect the interests of the City and to encourage annexation to pay for itself or occur in efficiently large amounts.*

Analysis: As part of the development process, any new infrastructure required to support the proposed development will be paid for by the developer.

Findings: The proposed annexation meets this requirement.

d. *Assess the impacts of proposed annexations where municipal services cannot be economically provided.*

Analysis: The City will not accrue any cost for this.

Findings: The proposed annexation meets this standard.

e. *Develop a master plan for each annexation area.*

Analysis: The proposed annexation meets the goals of the Future Land Use Map, Annexation Map, and the General Plan. The area that is being annexed is consistent with City goals and plans for this area.

Findings: The proposed annexation meets this requirement.

MOAB MUNICIPAL CODE:

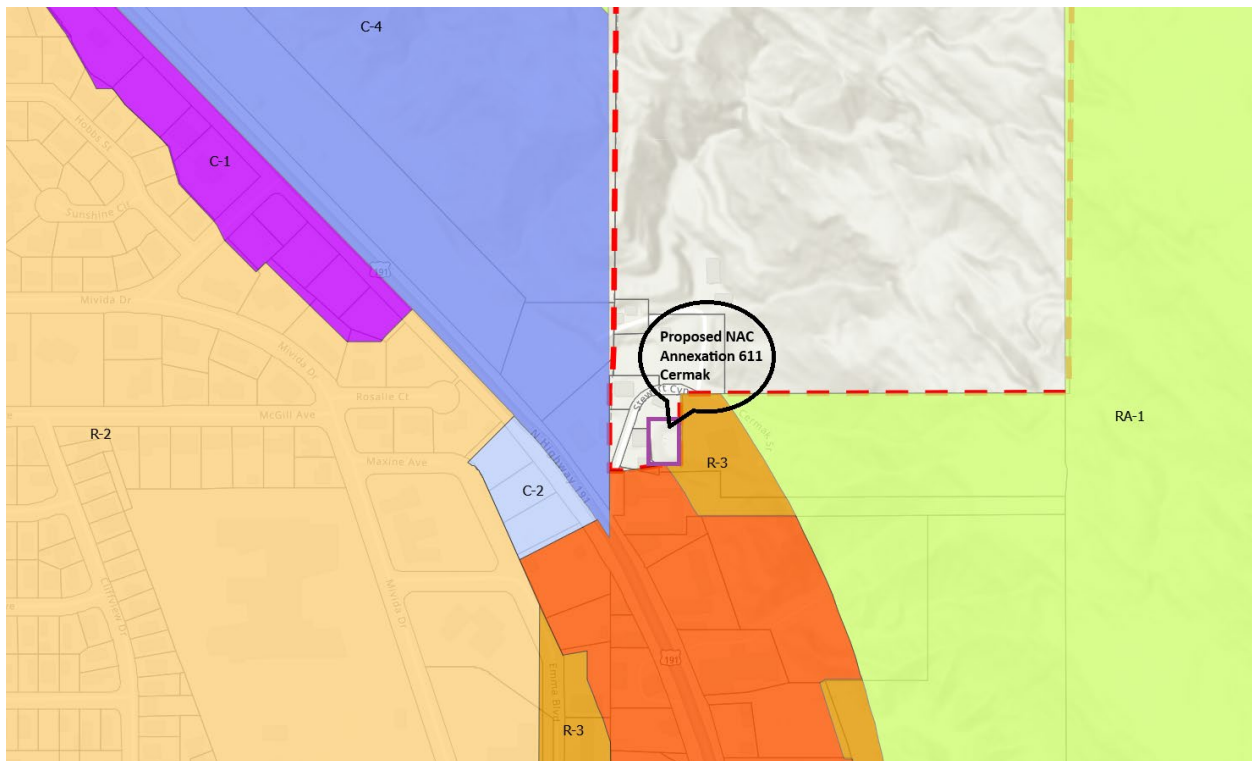
Following annexation, the proposed development shall comply with the requirements for the C-3 zoning district and any other applicable sections of the Moab Municipal Code. The current Grand County zone, RR- Rural Residential Zone, differs from the City of Moab C-3 General Commercial Zone in terms of uses, development envelope, buffering standards, and objectives.

General Requirements for Proposed Development:

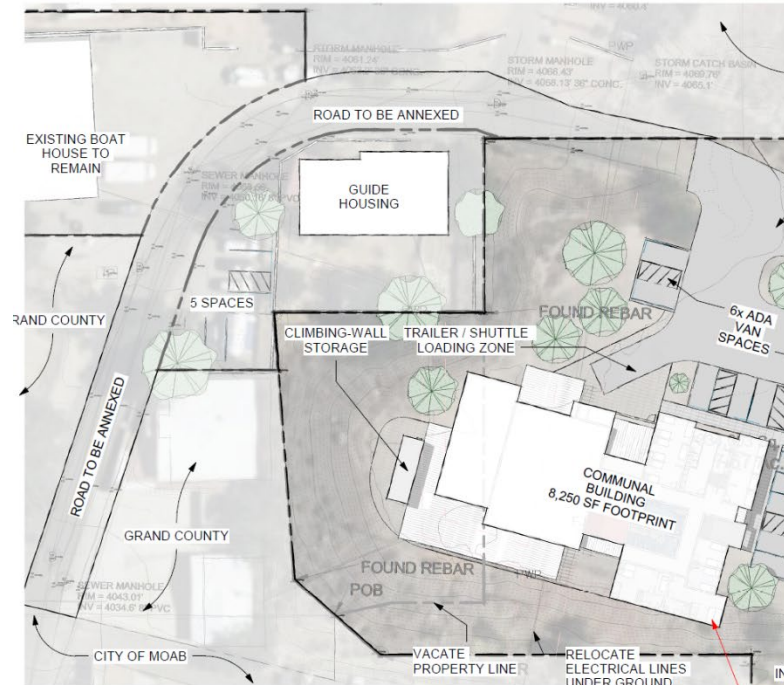
The following processes may be required for the development of the property:

- Level II Site Plan Review [Section 17.67](#) of the Moab Municipal Code.
- Review for compliance with section 17.24
- 17.09 of the Moab Municipal Code.

I. GRAND COUNTY ZONING MAP

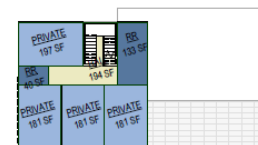


I. PROPOSED SITE PLAN

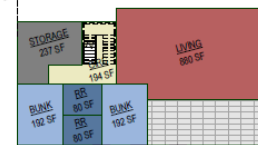


1 SITE PLAN
1/32" = 1'-0"

TOTAL PARKING:
41x PARKS + 1x LOADING ZONE, INCLUDES 8x ADA



3 GUIDES HOUSE L2
1" = 20'-0"



2 GUIDE HOUSE L1
1" = 20'-0"



1 PARTICIPANT SPACES
1" = 20'-0"

Level	Sort Order	Name	Area	Count
Option 2	- GUIDE	BUNK	384 SF	2
Option 2	- GUIDE	CIRC	164 SF	1
Option 2	-	1 SF	1 SF	1
Option 2	- GL		237 SF	1
Option 2 L2	- GUIDE	HALL	164 SF	1
Option 2 L2	- GUIDE	PRIVATE	741 SF	4
Option 2 L2	- GUIDE	RR	173 SF	2
- GUIDE			2063 SF	

TOTAL CAPACITY =
12 - 20

Level	Sort Order	Name	Area	Count
Option 2	COMMUNITY	COMMUNITY - REC	1536 SF	1
Option 2	COMMUNITY	HALL	174 SF	1
Option 2	COMMUNITY	LOUNGE	352 SF	1
Option 2	COMMUNITY	MTG. TRAINING	338 SF	1
Option 2	COMMUNITY	OFFICE	499 SF	2
Option 2	COMMUNITY	PUBLIC RR	135 SF	1
Option 2	COMMUNITY	RECEPTION	361 SF	1
Option 2	COMMUNITY	STORAGE	257 SF	1
COMMUNITY			3643 SF	

Option 2	PARTICIPANT	BUNK	907 SF	2
Option 2	PARTICIPANT	DOUBLE	306 SF	2
Option 2	PARTICIPANT	FAMILY	770 SF	2
Option 2	PARTICIPANT	HALL	808 SF	1
Option 2	PARTICIPANT	KITCHEN	399 SF	1
Option 2	PARTICIPANT	LAUNDRY	285 SF	1
Option 2	PARTICIPANT	MUD ROOM	455 SF	1
Option 2	PARTICIPANT	RR	985 SF	2
Option 2	PARTICIPANT	STORAGE	305 SF	3
PARTICIPANT			6500 SF	
Grand total			8,512 SF	

MAX CAPACITY =
42 PARTICIPANTS

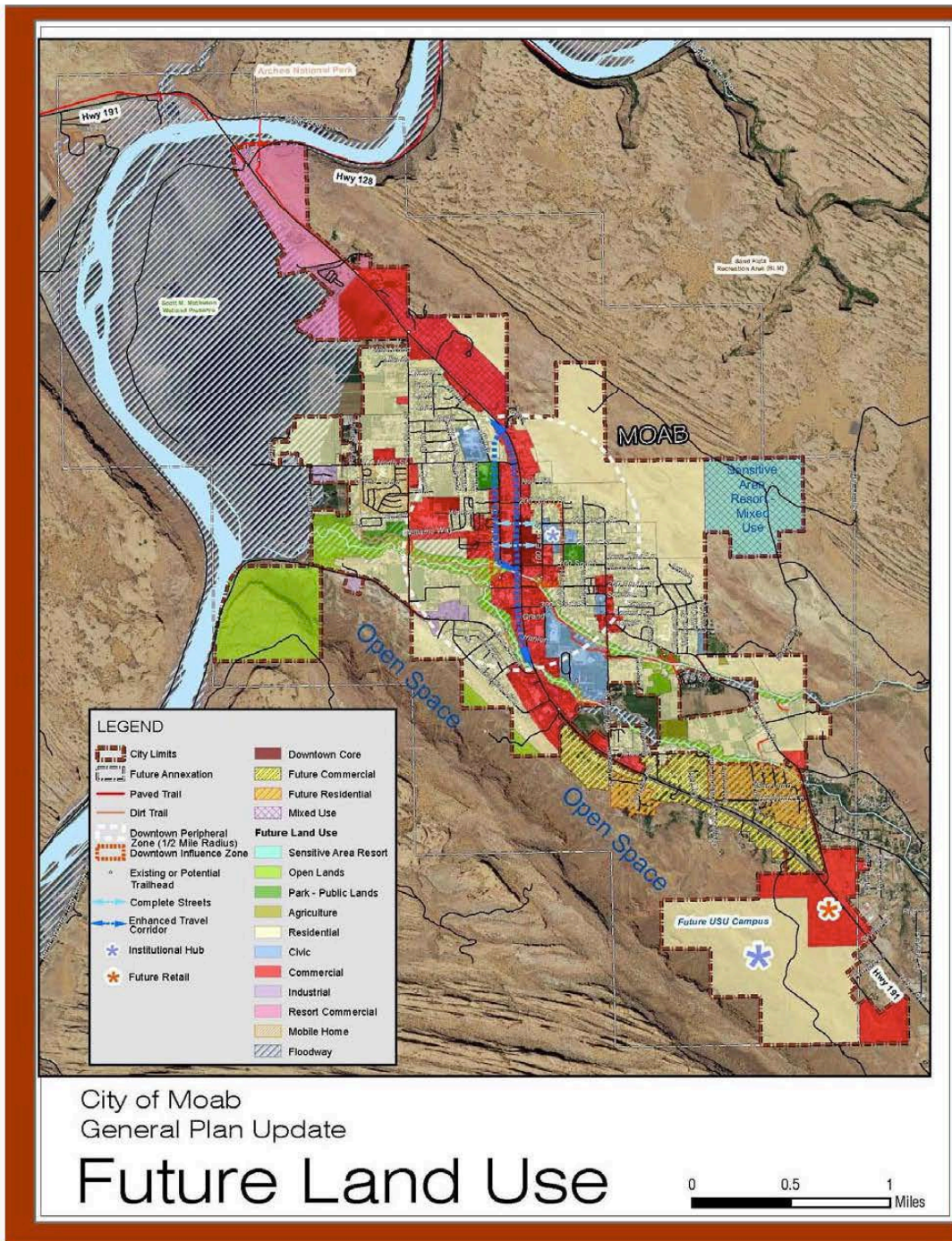
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ARCHITECTURAL SQUARED

NATIONAL ABILITY CENTER
NOT FOR CONSTRUCTION

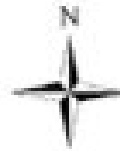
AREA PLAN
SHEET NUMBER

AP20

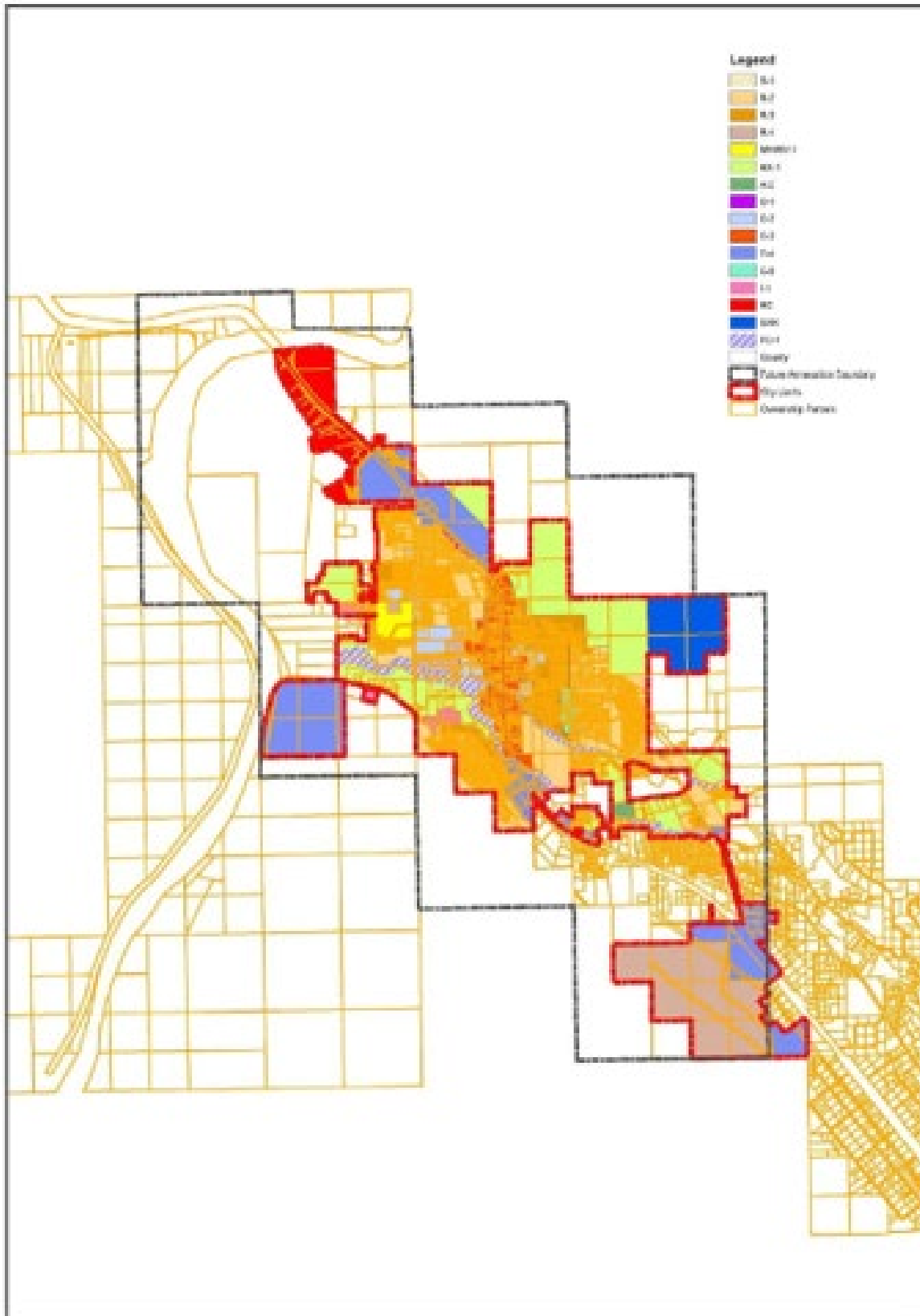
II. GENERAL PLAN MAPS



Future Annexation Boundary - General Plan



0 1,500 3,000 4,500 Feet
1 inch = 3,000 feet



III. HC&C-4 MATRIX

Rural Residential Grand County

RR, Rural Residential zone's objective is:
The RR, Rural Residential District is designed primarily to accommodate residential uses in low density, rural neighborhoods. In addition to the use and Lot Design Standards of this section, development in the RR, Rural Residential District shall be in compliance with all other applicable provisions of this LUC.

Screening and Buffer Requirements when adjacent to Residential Uses:

Nonresidential and multifamily residential development, including off-street parking areas associated with such development, shall be screened from property in a Protected Zone District pursuant to subsection A of this section or that contains a single-family or duplex use. Such visual screening shall be accomplished through siting and layout, the use of opaque fences, vegetative buffers, and berm (s) or a combination of such techniques along the lot line that is adjacent to property in a Protected Zone District pursuant to subsection A of this section or that contains a single-family or duplex use.

Specific Requirements for the HC Zoning District

Height Limit	35'
Yard requirements	Front: 25' Side: 15' Rear: 20'
Allowed Lot Coverage:	25%
Parking: Office Residential Hotel	1 per 250 sq ft 1.5 -2 per unit 1 per room/suite

List of allowed uses in the HC Zone:

- Dwelling, single-family
- Zero lot line house
- Alley-loaded house
- Dwelling, two-family (duplex)
- Townhouse
- Manufactured home
- Group Home
- All other group living (C)
- Daycare, general ©
- Daycare, limited
- College/ University (C)
- All other educational
- Recycling Center ©
- All other Government Facilities
- Hospital or clinic (C)
- All other medical facilities ©
- Cemeteries
- All other parks and open areas
- Places of worship
- Animal raising
- Kennel (C)
- Barn, corral, pen, coop or machinery shed
- Farm, orchard, vineyard
- Fruit and vegetable stand ©
- Grazing
- Winery ©
- All other agricultural uses
- Existing telecommunication tower
- Transmission Facility ©
- All other major utilities uses ©
- All other minor utilities uses
- All other outdoor recreational use (C)
- Outfitter, guide service (non-ATV) (C)

C-3 Central Commercial Moab City

The C-3 zone's objective is:

The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is now and it is intended that it shall continue to be the dominant shopping and financial center of the City and surrounding territory. For this reason the zone has been located in the central part of the City where the street pattern makes the business buildings readily accessible to all parts of the City and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained shops, stores, offices and other buildings are also characteristic of this zone.

Screening and Buffer Requirements when adjacent to Residential Uses:

Zoning	Screening	Buffer
C-3	8' Height minimum	10' starting at property line

Specific Requirements for the C-3 Zoning District:

Height Limit	40'
Setback requirements	Front: 0' Side: 0' Rear: 0'
Allowed Lot coverage	100%
Parking: Office Residential Hotel	1 per 300 sq ft 1.5 per dwelling unit 1 per room/suite

List of allowed uses in the C-3 Zone:

- Adaptive recreational service provider, which use may include "accommodations for qualifying participants."
- Assembly of appliances from previously prepared parts.
- Auto body and fender shops, auto painting, welding and sheet metal shops.
- Bars.
- Brewpubs.
- Day care.
- Drive-through windows.
- Dwellings above the ground floor of a nonresidential structure.
- Eating establishments.
- Engraving and printing establishments.
- Established Overnight Accommodations.
- Food truck parks.
- Funeral establishments.
- Ground-Floor Dwellings for Housing Authorities or Affordable Housing Nonprofit or Land Trust.
- Ground-Floor Employee Dwellings.
- Gymnasiums.
- Historic Dwelling
- Hospitals.
- Parking lots (commercial).
- Parklets.
- Professional offices.
- Public facilities.
- Public parking structures.
- Restaurant with Outdoor Dining, Permanent.
- Retail establishments.
- Schools
- Service establishments
- Service stations
- Vehicle repair.
- Vehicle sales and rentals.
- Veterinary clinic with indoor kennel.
- Wholesale establishments with stock on premises.

MOAB CITY

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