



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION

January 8 2026

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_F8J6J5ROFAEUPTNKW938GR8DVEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVEOJJH-AQFNQA/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

Regular Planning Commission Meeting December 11 2025

Documents:

[MIN-PC-2025-12-11 DRAFT.PDF](#)

4. Action Item

- 4.1. Consideration And Possible Approval Of Planning Resolution No.1-2026, A Resolution Conditionally Approving A Level II Site Plan For The Shumway Mixed Use Development For Property Located At 1082 South Highway 191, Moab UT, 84532.

Documents:

[AGENDA SUMMARY SHUMWAY SITE PLAN.PDF](#)

[EXHIBIT 1_PLANNING RESOLUTION 1-2026 DRAFT_SHUMWAY 1082 HWY191_PC 010826.PDF](#)

[EXHIBIT 2_VICINITY MAP_SHUMWAY 1082 S HWY191_PC 010826.PDF](#)

[EXHIBIT 3_SITE PLAN_SHUMWAY 1082 S HWY191_PC 010826.PDF](#)

[EXHIBIT 4_SITE PLAN REVIEW MATRIX_SHUMWAY 1082 S HWY 191_PC010826.PDF](#)

- 4.2. Consideration And Possible Recommendation Of Moab Ordinance No. 2026-01 An Ordinance To Annex The Property Located At 486 Riversands Road, Moab, UT 84532, Into The City Of Moab.

Documents:

[RIVERSANDS ANNEXATION AGENDA SUMMARY.PDF](#)

EXHIBIT 1_RECORDERED PRE-ANNEXATION AGREEMENT.PDF
EXHIBIT 2_STAFF REPORT_BISCO PROPERTIES, LLC ANNEXATION STAFF REPORT.PDF
EXHIBIT 3_PETITION FOR ANNEXATION.PDF
EXHIBIT 4_ANNEXATION CERTIFICATION.PDF

5. Discussion Item

5.1. Land Use Code Update Discussion

Documents:

PC LAND USE CODE UPDATE AGENDA SUMMARY.PDF
EXHIBIT 1_USES AND DEFINITIONS.PDF
EXHIBIT 2_FORMATTING.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
December 11, 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=cG7RdvLrmOE. Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. Commission Members Jill Tatton, Carolyn Conant and Shalee Bryant attended. Commission Member Miles Loftin attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Strategic Initiatives and Sustainability Director Alexi Lamm and one member of the public also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Conant made a correction to the draft December 1 Special Meeting minutes regarding to the action item considering the water shortage action plan. She pointed out the seconding of the motion and the voting results were missing. She also brought up notes regarding the land use code update discussion item, asking if the verbiage accurately reflected Community Development Director Shurtleff's characterization of progress made by consultants on the first draft. Commission Chair Marienfeld agreed that the draft wording did not accurately reflect the discussion. Commission Member Conant moved to approve the draft minutes of the December 1, 2025, Special Planning Commission meeting with amendments. Commission Member Bryant seconded the motion. The motion passed unanimously.

Development Agreement for 57 West Kane Creek Boulevard—Public Hearing

Presentation: Associate Planner Blanco introduced the project for an 88-unit apartment development on Kane Creek Boulevard. The applicant, Amanda Dillon, was in attendance. Blanco stated the applicant was currently working with the City's development review team, and the draft agreement was started in August 2025. She pointed out that the project had secured Low Income Housing Tax Credits (LIHTC) for phases 1 and 2 of the project. Blanco presented the City's concessions in the development agreement, including reduction of 5 feet from the 15-foot front setback as established in the R-3 zone; reducing the parking requirement from one parking space for one-bedroom units and 1.5 spaces for all larger units to one parking space for any size unit in phase 3; waiver of the Active Employment Household (AEH) requirement for the R-3 zone in exchange for the LIHTC affordability requirements; and a custom process for plan and plat approvals that more closely match the process for a Master Planned Development. In exchange for the concessions, the development would offer phases one and two as very low-income apartments and in phase 3 up to 12 market rate condominiums. The project proposes 50 units in phase 1 and 8 units of new construction and 30 units of rehabilitated affordable housing in phase 2. Blanco then proposed a process for approvals and development agreements, and she shared the conceptual plan for new buildings and rehabilitation of the existing large apartment complex in a phased approach. She explained the low-income affordability requirements would be in effect for 50 years. Sustainability measures were presented by Blanco, including Enterprise Green Communities 2020 Requirements and Energy Star Multifamily requirements. Blanco concluded with an analysis of the project.

Disclosures: Commission Member Loftin recused himself from the discussion and vote due to a conflict of interest regarding his company potentially doing business with the developer. Commission Chair Marienfeld announced that she and Commission Member Bryant acknowledged an unrelated relationship without a conflict of interest with the Moab Area Community Land Trust, which they are affiliated with, and the developer, GIV group. Marienfeld clarified that she and Bryant have no financial stake in any of the proceedings.

Applicant Comment: Applicant Amanda Dillon thanked staff for all their work on the project. She explained the mission of the developers. She described outreach to existing occupants with a mostly positive reception and shared positive feedback about removing the water-intensive lawn with development of new buildings. She said there would be a new playground and a leasing office on site. She said a large solar array would help the development meet its net zero energy goals and pointed out other amenities including electric vehicle charging stations. She described community partners including Seekhaven, the multicultural center and the housing authority. Marienfeld said she had a positive impression of neighborhood reception of the project.

Public Hearing: Commission Chair Marienfeld opened a public hearing at 6:32 p.m. to consider a Development Agreement for 57 West Kane Creek Boulevard. Commission Member Bryant expressed enthusiasm for the affordable housing project. She asked about the parking reduction request and noted a single car occupancy is unlikely. Dillon explained a tentative plan to engage a lottery system for parking spaces. She said the very lowest income units were intended to accommodate formerly unhoused persons. Discussion ensued regarding unhoused Moab residents who own automobiles. Dillon also explained the existing layout of buildings on the property was inefficient regarding parking. Blanco clarified it is only the phase 3 condominiums that are requesting a single space per unit. Visitor parking was brought up. Marienfeld said she had gathered feedback from neighbors about the desire for light and vegetation buffering. Commission Member Conant asked about relocating residents during construction. Dillon stated there four families that will be displaced during construction. She said there are two vacant units that would be rehabilitated first with an option for temporary housing, and another option is short term rental housing. Blanco and Shurtleff described the plan and plat approval process. Commission Chair Marienfeld asked for explanation of the distinctions between requirements for AEH projects and LIHTC projects and requested a copy of the presentation of the project. There were no comments and Marienfeld closed the public hearing at 6:53 p.m.

Development Agreement for 57 West Kane Creek Boulevard—Positive Recommendation

Discussion: Commission Member Loftin appreciated the explanation of the AEH-LIHTC differences.

Motion and Vote: Commission Member Tatton moved to forward a positive recommendation to the Moab City Council for approval of the development agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah, without modifications. Commission Member Conant seconded the motion. The motion passed 4-0 with Commission Member Loftin abstaining.

Wildland-Urban Interface (WUI)—Discussion

Strategic Initiatives and Sustainability Director Lamm presented requirements of H.B. 48, the Utah Wildland-Urban Interface (WUI) as a tool to mitigate wildfire risks. She explained various impacts of H.B. 48, including responsibilities for the Utah Division of Natural Resources, individual counties, municipalities and residents. She noted fees and costs and highlighted the City's role. She spoke about regulations for new construction and defensible space for existing structures, as well as hazard and vulnerability related to properties. She said the language of the proposed City regulation is prescribed by the state, and she covered the new rules. Discussion ensued regarding the interface between the City's landscaping ordinance and the new WUI regulations. Lamm spoke about the levels of risk as prescribed by the state, and the City's responsibility to designate properties as risky. She introduced the state-generated map that had ratings that are inconsistent with local conditions, such as waterways and low-vegetation foothills. She also showed the map locally prepared that showed preliminary WUI areas in waterways. She said the City would identify properties that may be considered as part of the WUI area. Shurtleff and Lamm said the staff recommendation is to adopt a WUI map with no properties identified for the state code, while simultaneously developing a municipal code that provides different levels of preparedness for properties that are in the City. Marienfeld stated that a robust public information campaign would be imperative due to the impact of the map on property assessments. Shurtleff stated that adopting the new local map would be an onerous process. He compared it to the flood plain process underway. Commission Member Loftin expressed his interest in clarifying local risk areas that conflict with the state-produced map. Shurtleff explained how future developments in the City would be subject to compliance standards as a part of the subdivision or development process. Commission Member Conant asked about the 10-year fire history, and the effectiveness of defensible or buffered space as a fire deterrent was briefly discussed. Marienfeld reiterated her interest in adopting the staff recommendation. The timeline for the process was discussed. Setbacks, construction standards, property rights and WUI ratings were discussed. Conant encouraged staff to continue to work to bring action opportunities to the Commission. Shurtleff mentioned work being done on the fire fuels reduction system and property owner resistance to removal of vegetation. Commission Member Loftin said fire concern in the riparian area was a major apprehension of constituents and was interested to hear that there may be an education lapse with residents who will not participate in the local fire fuels mitigation project. He stated his support for documentation that will demonstrate fire risk on properties, with the ability to tie it to future development regulations. Lamm highlighted next steps for the process.

Land Use Code Update—Discussion

Community Development Director Shurtleff introduced a discussion about land use and standards, including distribution into zoning districts. He described current conditions of various zones and intended uses. He said he wanted the Commission to look deeper into established uses, as well as areas where the definitions are very specific, very vague or obsolete. Shurtleff displayed a spreadsheet that included examples of permitted zoning uses, new uses and problematic definitions. He said the framework developed by the consultants created a backbone for land use standards. He mentioned distinct types of uses including industrial and residential. He stated his interest in developing a code that is based on images and matrices, as opposed to a narrative code style. Shurtleff explained that another topic for discussion involves definitions for various business types. He cited overnight accommodations and outfitters as examples of definitions that require a more nuanced approach and cited a small bicycle rental and repair shop as a low-impact business when compared to a large river outfitter. Commission Member Bryant suggested a section of the code that could be used for as-yet-undefined uses. Commission Chair Marienfeld suggested an exercise to review all existing business licenses to ensure that existing businesses fit into an established category. Commission Member Conant brought up working with other gateway and resort communities to find useful definitions. Distinct levels of outfitters were discussed. Camp parks were discussed, along with multi-faceted business enterprises. Upcoming steps were mentioned.

2026 Planning Commission Meeting Schedule—Approved

Community Development Director Shurtleff recommended moving the proposed regular meeting from January 22 to January 29. Discussion regarding cancelling the January 8 meeting ensued. Commission Member Tatton brought up a conflict on May 28 and the proposed March meeting dates. Commission Chair Marienfeld moved to approve the 2026 Planning Commission Meeting Schedule, amending the schedule to include a regular meeting on January 29 and to cancel the regular meeting proposed for January 22. Commission Member Bryant seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco announced an annexation proposal, an update for the WUI, a possible planning commission appointment, and code updates for consideration.

Adjournment: Commission Member Loftin was congratulated on his election to City Council and was thanked for his service on Planning Commission. Commission Chair Marienfeld adjourned the meeting at 8:21 p.m.



TITLE: Consideration and Possible Approval of Planning Resolution No.1-2026, A Resolution Conditionally Approving A Level II Site Plan for the Shumway Mixed Use Development for Property Located at 1082 South Highway 191, Moab UT, 84532.

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1 Draft Planning Resolution No. 1-2026
- Exhibit 2 Vicinity Map
- Exhibit 3 Site Plan
- Exhibit 4 Site Plan Review Matrix

STAFF RECOMMENDATION: Conditionally Approve Moab Planning Resolution No. 1-2026, 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 Site Plan Application, giving specific findings for decision.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution No. 1-2026, A Planning Resolution Conditionally Approving the Level II Site Plan for the Shumway Mixed Use Development Cooperative for Property Located at 1082 South Highway 191 Moab, Utah 84532, with the following condition:

- a. The final retaining wall design must be approved by City Engineering Department.

SUMMARY:

Property Owner: TJ MOAB ENTERPRISES LLC
Applicant: Courtney Kizer, Architectural Squared
Location: 1082 S HWY 191, Moab, UT 84532
Parcel: 01-0SWE-0005
Zoning: C-4
Use: Mixed Use Development; Retail, Office, Eating Establishment



MOAB CITY PLANNING COMMISSION AGENDA

January 8, 2026

Courtney Kizer of Architectural Squared, the Owner Agent of record, for the property located at 1082 South Highway 191, Moab, Utah, applied for a Level II Site Plan on August 29th, 2024. After 3 rounds of review, the Development Review Team has approved the provided plans with conditions. At this time, the Site Plan Application has been submitted for review by the Moab City Planning Commission on January 8th, 2026.

RELEVANT LAWS, STUDIES & PLANS:

Moab Municipal Code 17.67

RESPONSIBLE DEPARTMENT:

Development Review Team

FINANCIAL IMPACT:

N/A

CITY OF MOAB PLANNING RESOLUTION NO. 1-2026

A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE SHUMAWY MIXED USE DEVELOPMENT FOR PROPERTY LOCATED AT 1082 SOUTH HIGHWAY 191, MOAB, UT 84532.

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

- a. Courtney Kizer, the Owner Agent of record, for property located at 1082 South Highway 191 Moab, Utah 84532, has applied for a Level II Site Plan Approval; and
- b. The Applicant has furnished a site plan and description of the property located at 1082 South Highway 191 Moab, Utah 84532 (parcel 01-OSWE-0005 (0.52 acres); and
- c. The City adopted 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-4 General Commercial zone; and
- d. The Moab Planning Commission reviewed the application for Level II Site Plan for the mixed-use commercial development in a regularly scheduled meeting held on January 8th, 2026; and
- e. Sufficient evidence provided by the applicant proved that standards of development can meet or exceed the requirements and regulations outlined in the MMC Chapter 17.67 Site Plan Approval; and
- f. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution No. 1-2026, 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 Shumway Mixed-Use Development Site Plan is hereby **CONDITIONALLY APPROVED**, with the following condition:

1. The final retaining wall design must be approved by City Engineering Department.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on January 8, 2026.

SIGNED: _____
Kya Marienfeld, Chair



C-4

Minor Ct R-2

County

C-4

**GC- Highway
Commercial**

1082 HWY 191

GC- Small Lot Residential

Jefferson St

Jefferson St

S Main St

Bowling Alley Ln

Jackson St

Jackson St

Ave



PROJECT TEAM

OWNER:	TYE SHUMWAY tye@twconstruct.com
ARCHITECT:	ARCHITECTURAL SQUARED COURTNEY KIZER 301 S 400 E #207 MOAB, UTAH 84532 www.architecturalsquared.com EMAIL: info@arch-squared.com
CONTRACTOR:	TWS CONSTRUCTION INC. TYE SHUMWAY (435) 459-9724 www.twconstruct.com EMAIL: tye@twconstruct.com
STRUCTURAL ENGINEER:	TBD
MECHANICAL ENGINEER:	TBD
CIVIL ENGINEER:	SET ENGINEERING JAMES GREEN & RILEY SHEA 301 FOURTH E ST #207 MOAB, UTAH 84532 www.setengineering.com Jamesg@setengineering.com rileys@setengineering.com
LANDSCAPE ARCHITECT:	TBD

SHEET INDEX

SHEET NUMBER	SHEET NAME	SITE PLAN 24/06/10	SITE PLAN REV #1 25/09/24	SITE PLAN REV #2 25/11/10
COVER				
CVR	COVER	X	REV	REV
NOTES & LEGENDS				
G100	GENERAL NOTES AND LEGENDS	X	REV	X
G150	COMMENT REVIEW & RESPONSES			NEW
G300	ADA MOUNTING HEIGHTS	X	X	X
CIVIL				
C100	COVER SHEET		NEW	REV
C101	NOTES & LEGEND		NEW	REV
C200	CIVIL SITE PLAN	X	REV	REV
C201	UTILITY PLAN		NEW	REV
C300	GRADING & DRAINAGE PLAN	X	REV	REV
C400	STORMBRIXX DETENTION POND		NEW	REV
C401	DETAILS		NEW	REV
C402	DETAILS		NEW	REV
ARCHITECTURAL				
A001	SITE PLAN	X	REV	REV
A002	EXTERIOR LIGHTING & SIGNAGE	X	REV	REV
A003	EXTERIOR LIGHTING & SIGNAGE	X	REV	REV
A010	WOOD VERTICAL ASSEMBLIES			
A011	METAL VERTICAL ASSEMBLIES			
A012	CONCRETE VERTICAL ASSEMBLIES			
A020	HORIZONTAL ASSEMBLY TYPES			
A050	AREA PLANS	X	REV	REV
A055	EGRESS & PARTITION PLANS L1			
A056	EGRESS & PARTITION PLANS L2			
A057	EGRESS & PARTITION PLANS L3			
A101	FLOOR PLANS LEVEL 1	X	REV	REV
A102	FLOOR PLANS LEVEL_2	X	REV	X
A103	FLOOR PLANS LEVEL_3	X	REV	X
A110	FRAMING PLAN L1			
A111	FRAMING PLAN L2			
A112	FRAMING PLAN L3			
A120	REFLECTED CEILING PLAN L1			
A121	REFLECTED CEILING PLAN L2			
A122	REFLECTED CEILING PLAN L3			
A130	ROOF PLAN			
A160	SITE ADA PLANS	X	REV	REV
A201	ELEVATIONS	X	X	X
A202	ELEVATIONS	X	X	X
A301	BUILDING SECTIONS			
A302	BUILDING SECTIONS			
A303	BUILDING SECTIONS			
A310	WALL SECTIONS			
A401	WALL SECTIONS			
A500	TYPICAL DETAILS			
A560	LIFT DETAILS			
A601	DOOR AND WINDOW SCHEDULES			
A800	TRASH ENCLOSURE	X	REV	REV
A901	EXTERIOR AXONS	X	X	X
ELECTRICAL				
ES1-1	LIGHTING SITE PLAN		NEW	X
ES1-2	IES LIGHTING SITE PLAN - PHOTOMETRIC STUDY		NEW	X
ES3-1	EXTERIOR LIGHTING CUT SHEETS		NEW	X

ZONING ANALYSIS

PARCEL INFORMATION & BUILDING TYPE:

PARCEL ID:	02-0SWE-0005
MOAB CITY ZONING:	C-4 GENERAL COMMERCIAL ZONE
LOT AREA ACRES:	0.52 ACRES
PERMITTED USE:	EATING ESTABLISHMENTS PROFESSIONAL OFFICES RETAIL ESTABLISHMENTS
OCCUPANCY:	SEPARATED OCCUPANCIES A-2 ASSEMBLY M MERCANTILE B BUSINESS
CONSTRUCTION TYPE:	TYPE VA
ALLOWABLE FLOOR AREA:	MAX 34,500, 3 STORIES
FIRE SUPPRESSION:	SM, NFPA 13
FIRE DISTRICT:	MOAB VALLEY FIRE PROTECTION DISTRICT
STREET IMPROVEMENT DISTRICT:	MOAB CITY
SANITARY DISTRICT:	MOAB CITY WATER & SEWER DEPT

SETBACKS & RESTRICTIONS:

ZONING DISTRICT	MINIMUM AREA	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
C-4	N/A	50%	40' MAX
REQUIRED	N/A	50%	40' MAX
ACTUAL	N/A	11% COMPLIES	38' MAX - TO T.O. HIGHEST ROOF PARAPET WALL

ZONING DISTRICT	PROPERTY SETBACKS		
C-4	FRONT (ROAD)	SIDE	REAR
REQUIRED	20 FEET	10 FEET	20 FEET
ACTUAL	COMPLIES	COMPLIES	COMPLIES

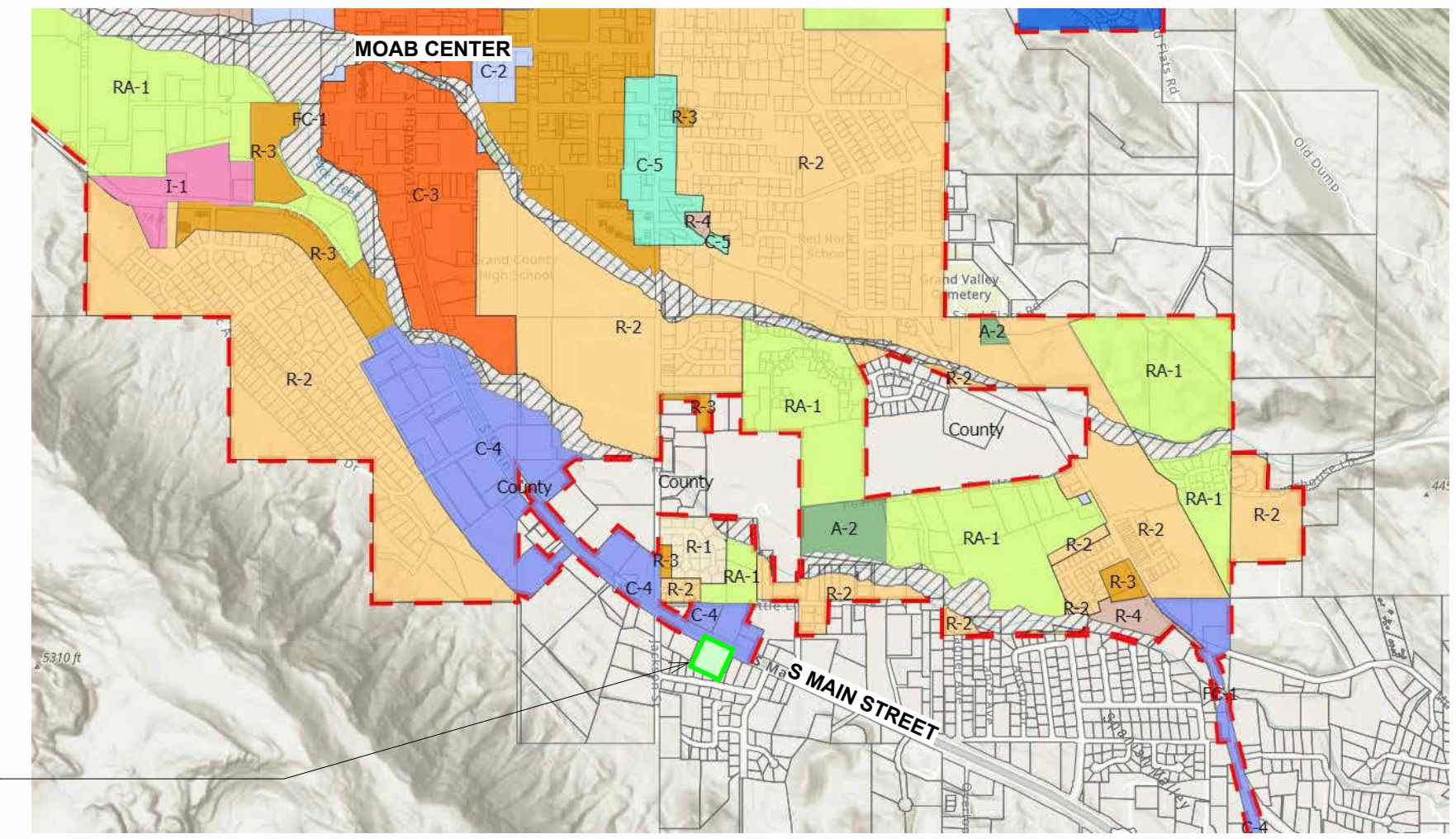
ZONING DISTRICT	LANDSCAPE BUFFERS	
C-4	FRONT (ROAD)	ABUTTING RESIDENTIAL ZONE
REQUIRED	15 FEET	10 FEET
ACTUAL	COMPLIES	COMPLIES

ZONING & DESIGN GUIDELINES:

CODE SECTION	REQUIREMENT	SPECIFICATION		COMMENTS
		REQUIREMENT	PROVIDED	
17 - ZONING MOAB CITY	C-4 GENERAL COMMERCIAL ZONE	REF SECTION 17.27.020 PERMITTED USES & REGULATIONS	COMPLIES - "EATING ESTABLISHMENTS" "PROFESSIONAL OFFICES" "RETAIL ESTABLISHMENTS"	
17.27.030 - MOAB CITY	AREA & WIDTH REQUIREMENTS	MAX LOT COVERAGE 50%	COMPLIES - 11% COVERAGE	
17.27.030 - MOAB CITY	LOCATION REQUIREMENTS	FRONT YARD SETBACK 25 FT 0 FT SIDE & REAR SETBACKS	COMPLIES	TO MINIMIZE THE NEED FOR LARGE AMOUNTS OF FIRE RATED CONSTRUCTION, BUILDING TO BE SET BACK A MINIMUM OF 5 FT FROM THE SIDE PROPERTY LINE. BUILDING CURRENTLY PLANNED AT > 10' FROM PROPERTY LINE.
17.27.040 - MOAB CITY	SPECIAL PROVISIONS	15 FT LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET	COMPLIES	A BUFFER BETWEEN THE COMMERCIAL ZONE & RESIDENTIAL ZONE BEYOND THE REAR PROPERTY LINE IS ALSO PROVIDED - 10 FT.
		ALL OFF STREET PARKING SHALL BE HARD SURFACED	COMPLIES	FULL CONCRETE PARKING LOT PLANNED. SHADE TREES WILL BE PROVIDED TO BREAK UP EXPANSE.
17.09.220 - MOAB CITY	OFF STREET PARKING, NUMBER OF SPACES	EATING ESTAB. 1/200 SF RETAIL 1/300 SF OFFICE 1/300 SF	COMPLIES- 30 REQ & 30 PROVIDED	REF CIVIL PLANS FOR FINAL PARKING LOT DESIGN. CALCULATIONS FOR PARKING LOADING REQUIREMENTS ARE PROVIDED ON THE SITE PLAN A010 & AREA PLAN A050 OF THIS DRAWING SET.
ADA - 28 CFR	ACCESSIBLE SPACES	2x REQUIRED	COMPLIES- 3x PROVIDED	2x STANDARD & 1x VAN ADA SPACES ARE PROVIDED
17.09.064	OUTDOOR LIGHTING - TOTAL LIGHT OUTPUT	MAX 50,000 LUMEN P/ ACRE x 0.52 = 26,000 MAX LUMEN	COMPLIES	REFERENCE ELECTRICAL PLANS E002, LIGHTING FIXTURE SCHEDULE AND DETAILS.
17.09.060 - 17.09.069	OUTDOOR LIGHTING - OTHER	LIGHTS TO BE FULLY SHIELDED & CONFINED WITHIN BOUNDARIES OF PROPERTY.	COMPLIES	LIGHTING OPERATION HOURS TO COMPLY WITH 17.09.065. NO LIGHT TRESPASS PERMITTED.
		MAX COLOR TEMP 3000 K	COMPLIES	LIGHTING IS PROVIDED AT FRONT BUILDING ENTRANCES FOR SAFETY & SECURITY.
17.09.210 - 17.09.340	OFF-STREET PARKING & LOADING	OFF-STREET PARKING & LOADING		SITE PLAN COMPLIES WITH ALL STANDARDS LISTED THROUGHOUT THESE CODE SECTIONS. COMPUTATIONS FOR PARKING PROVIDED ON SHEETS A010 & A050. REFER TO LANDSCAPE PLAN & CIVIL PLANS FOR FINAL DETAILS REGARDING PARKING LOT DESIGN AND LANDSCAPING.
17.10 - MOAB CITY	LANDSCAPE ORDINANCE	PROJECT TO COMPLY WITH ALL REQUIREMENTS OF LANDSCAPING ORDINANCE. REFER TO LANDSCAPE PLAN PRODUCED BY LANDSCAPE ARCHITECT FOR DETAILS.		

VACINITY MAP

MOAB CITY ZONING:	C-4
LOT ID:	02-0SWE-0005
AREA SQFT:	APPROX 22,770 SF
AREA ACRES:	0.52 ACRES
MIN LOT AREA:	N/A
MIN BLDG FOOTPRINT:	N/A
FRONT SETBACK:	25 FT.
REAR SETBACK:	0 FT.
SIDE SETBACK:	0 FT.
MAX HEIGHT:	40 FT.
MAX BLDG PERCENT OF LOT:	50%
STREET LANDSCAPE BUFFER:	15 FT.
BUFFER ABUTTING RES ZONE:	10 FT.



SIGNATURES



SHUMWAY - MIXED USE

1082 S MAIN STREET MOAB, UT 84532		NOT FOR CONSTRUCTION
REVISIONS:	PRE SITE PLAN APP	
24 03 22	SITE PLAN APPL	
24 06 10	SITE PLAN REV#1	
25 09 24	SITE PLAN REV#2	
25 11 10		
SHEET NAME	SHEET NUMBER	
COVER	CVR	

NOT FOR CONSTRUCTION

ABBREVIATIONS

ABV above	GAL gallon	PSF pounds / square foot
ADJ adjacent	GB grab bar	PSI pounds / square inch
AFF above finished floor	GC general contract	PTN partition
ALUM aluminum	GL glass, glazing	PVC polyvinyl chloride
ALT alternate	GWB gypsum wall board	PVT pavement
ARCH architect (ural)	GV galvanized	PWD plywood
ASPH asphalt	GYP gypsum	R riser, radius
A/C air conditioning	HB hose bibb	RB rubber base
AVG average	HBD hardboard	RCP reflected ceiling plan
BD board	HC hollow core	RD roof drain
BLDG building	HCP handicap (ped)	REF reference
BLK block	HDR header	RF refrigerator
BLKG blocking	HDW hardware	RG range
BO bottom of	HO hollow metal	REG register
BR bedroom	HR horizontal	REIN reinforce (d) (ing)
BSMT basement	HT height	REQD required
C channel	HTG heating	REV revision (s), revised
CAB cabinet	HWD hardwood	RFG roofing
CTR center	HVAC heat/ventilate/A/C	RM room
CJ control joint	ID inside diameter	RO rough opening
CLG ceiling	INCL include (d) (ing)	ROW right of way
CLST closet	INSUL insulate (d) (ion)	RS rough sawn
CLR clear (ance)	INT interior	RUB rubber
CMU concrete msrnry unit	IRC int. residential code	S south
CO clean out	INV invert	SA smoke alarm
COL column	JST joint	SC solid core
CONC concrete	JT joint	SCH schedule
CONST construction	KIT kitchen	SD storm drain
CONT continuous	L length, angle	SECT section
CORR corridor	LAB laboratory	SHT sheet
CPT carpet (ed)	LAM laminate (d)	SHTG sheathing
CSMT casement	LAV lavatory	SIM similar
CT ceramic tile	LB pound	SN sink
DBL double	LBL label	SPD soap dispenser
DH double hung	LF lineal feet	SPEC specification
DIAG diagonal	LL live load	SQ square
DIAM diameter	LT light	SSK service sink
DIM dimension (s)	MAS masonry	SS sanitary sewer
DN down	MATL material (s)	ST steel
DR door	MAX maximum	STD standard
DS downspout	MECH mechanic (al)	STN stone
DTL detail	MTL metal	STO storage
DW dish washer	MFR manufacture (r)	STR structural
DWG drawing	MH manhole	SUSP suspended
DWR drawer	MIN minimum	T tread
E east, egress	MISC miscellaneous	TB towel bar
EA each	MLD molding, moulding	TE telephone
EJ expansion joint	MOV movable	THK thick (ness)
EL elevation	MT mount (ed) (ing)	TO top of
ELEC electric (al)	MW microwave oven	TPH toilet paper holder
EPDM elastomeric mmbmre	N north	TS tube steel
EQ equal	NAT natural	TV television
EQPT equipment	NIC not in contract	TYP typical
EXIST existing	NOM nominal	T&G tongue and groove
EXT exterior	NTS not to scale	UE underground electric
FC faucet	OC on center (s)	UL underwriters laboratory
FD floor drain	OD outside diameter	UNO unless ntd otherwise
FDTN foundation	OD outside diameter	VCT vinyl composition tile
FE fire extinguisher	OPG opening	VERT vertical
FEE finished floor elevation	OPP opposite	VR vapor retarder
FIN finish	PERF perforate	W west, wide, width
FLG flashing	PERIM perimeter	W with
FLR floor (ing)	PL plaster	WC watercloset
FOC face of concrete	PLAM plastic laminate	WD wood
FOF face of finish	PLAS plastic	WDW window
FOS face of stud	PLF pounds per lineal feet	WFO without
FRMG framing	PLT plate	WP waterproof (ing)
FT foot	PNL panel	WS water supply
FTG footing	PNT paint (ed)	
GA gage, gauge	PR pair	

SITE MANAGEMENT NOTES

- GENERAL:**
- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVEYOR & BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
 - CONTRACTOR SHALL REMOVE VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
 - DO NOT DISTURB SITE BEYOND LIMITS OF CONSTRUCTION AS SET FORTH WITHIN THIS DRAWING SET.
 - ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
 - NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. KEEP MATERIALS AND WORKMEN WITHIN CONSTRUCTION FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT WHICH CONTRACTOR'S/ SUBCONTRACTOR'S EXPENSE.
 - ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.
 - ALL TRADES SHALL BE RESPONSIBLE FOR COMPLETING SITE INVESTIGATION TO IDENTIFY SCOPE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
 - ALL PROPERTY AND HOLDINGS LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF PWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
 - HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER THROUGHOUT CONSTRUCTION, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
 - ALL RETAINING WALLS TO HAVE DRAIN TILE SURROUNDED BY 3/4" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOILS REPORT FOR FURTHER INFORMATION.
 - 3'-0" NON COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED
- UTILITIES:**
- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.
 - ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
 - UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HOLDING PERMITS AND UTILITIES DEPARTMENT INFORMATION.
 - ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
 - WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS REQUIRED OTHERWISE BY THE LOCAL JURISDICTION OR CODE.
- EXCAVATION**
- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
 - FINISH GRADE SHALL BE A MINIMUM OF 8 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
 - FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. - GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
 - THERE SHALL BE AN EVEN SLOPE BETWEEN NEW GRADES, UNLESS NOTED OTHERWISE. MEET EXISTING GRADES AT A MAXIMUM SLOPE OF 1'-0" VERTICAL TO 2'-0" HORIZONTAL AND A RECOMMENDED SLOPE OF 1'-0" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 1" BELOW ADJACENT WALKS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE USE OF LAWN MOWERS WHERE APPLICABLE.
 - THE UNDER FLOOR GRADE SHALL BE CLEARED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEARED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.
- FIRE SUPPRESSION**
- WHEN FIRE SUPPRESSION SYSTEM IS REQUIRED, SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
 - FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED
- STAGING NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
 - ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPMENT OR OVERSEEING JURISDICTION.
 - GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2" OF 3/4" SCREENED ROCK TO COVER ALL DRIVEWAYS PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8") MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
 - ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
 - ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN ROADSIDE DITCHES IS STRICTLY PROHIBITED.

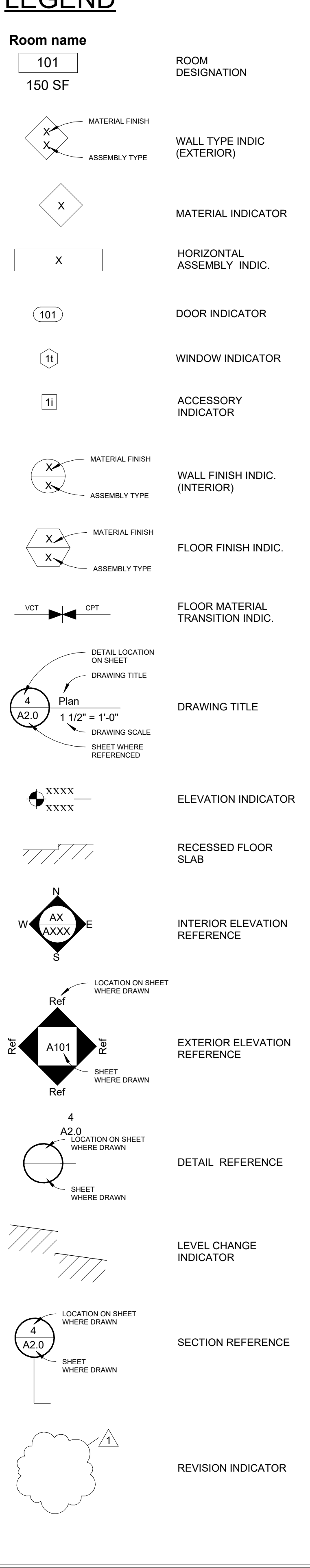
MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM OF 1/8" PER FT AWAY FROM U.N.N., TAMP BACK FILL IN 6" LAYERS TO PREVENT SETTling, AND SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PERSCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAIN TILE AT FOOTINGS PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN TILE SYSTEM.
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR INTO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROVIDE CAPILLARY BREAKS BENEATH CONCRETE SLABS, INCLUDING BASEMENT FLOORS.
- DAMP-PROOF OR WATERPROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE STRUCTURE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATER PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 10 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF LINER DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN TILE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 10 FT. FROM THE FOUNDATION. RAINWATER HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PROPERLY DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIAL AND MOISTURE-PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HARD-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT BACKING MATERIAL (I.E., CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED WALL BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IRC SECTION M1411.3.
- INSULATE PIPING INSTALLED IN EXTERIOR WALLS.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE HIGH CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE GRADE EXTERIOR WALL IN WARM-HUMID CLIMATES). EXAMPLE: AN INTERIOR STUD WALL ERRECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALLPAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FROM THE BELOW-GRADE INSULATION THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON MICROCLIMATE. USING MATERIALS OF 2 PERMS OR MORE ON THE INTERIOR OF THE WALLS ALLOWS IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR BELOW-GRADE CONSTRUCTION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 18% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN IN TO LANDSCAPED/LINED HOLDING PONDS TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SWPPP % EPA REQUIREMENTS.

AIR CONTROL

- PROVIDE A CONTINUOUS AIR BARRIER BEHIND TUB AND SHOWER LOCATIONS AT ALL EXTERIOR WALLS. INSULATION TO BE INSTALLED BEHIND ENCLOSURE IS INSTALLED.
- SEAMS BETWEEN SUBFLOOR AND BOTTOM PLATE TO BE SEALED WITH CAULK.
- SEAMS BETWEEN TOP PLATE, FLOOR JOISTS, AND ROOF JOISTS TO BE SEALED WITH CAULK.
- SEAMS BETWEEN KING AND TRIMMER STUDS AT WINDOWS AND DOORS TO BE SEALED WITH CAULK.
- SEAL HOLES IN ELECTRICAL BOXES LOCATED ON EXTERIOR WALLS WITH EITHER LOW EXPANSION FOAM OR USE AN AIR TIGHT BOX.
- SILL SEAL PROVIDED BETWEEN TREATED WOOD SILL PLATES AND CONCRETE STEMS OR SLABS.

SYMBOL LEGEND



GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND / OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR AND TAKE-OFFS.
- SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS OR HER TRASH AND DEBRIS.
- ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT'S DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.

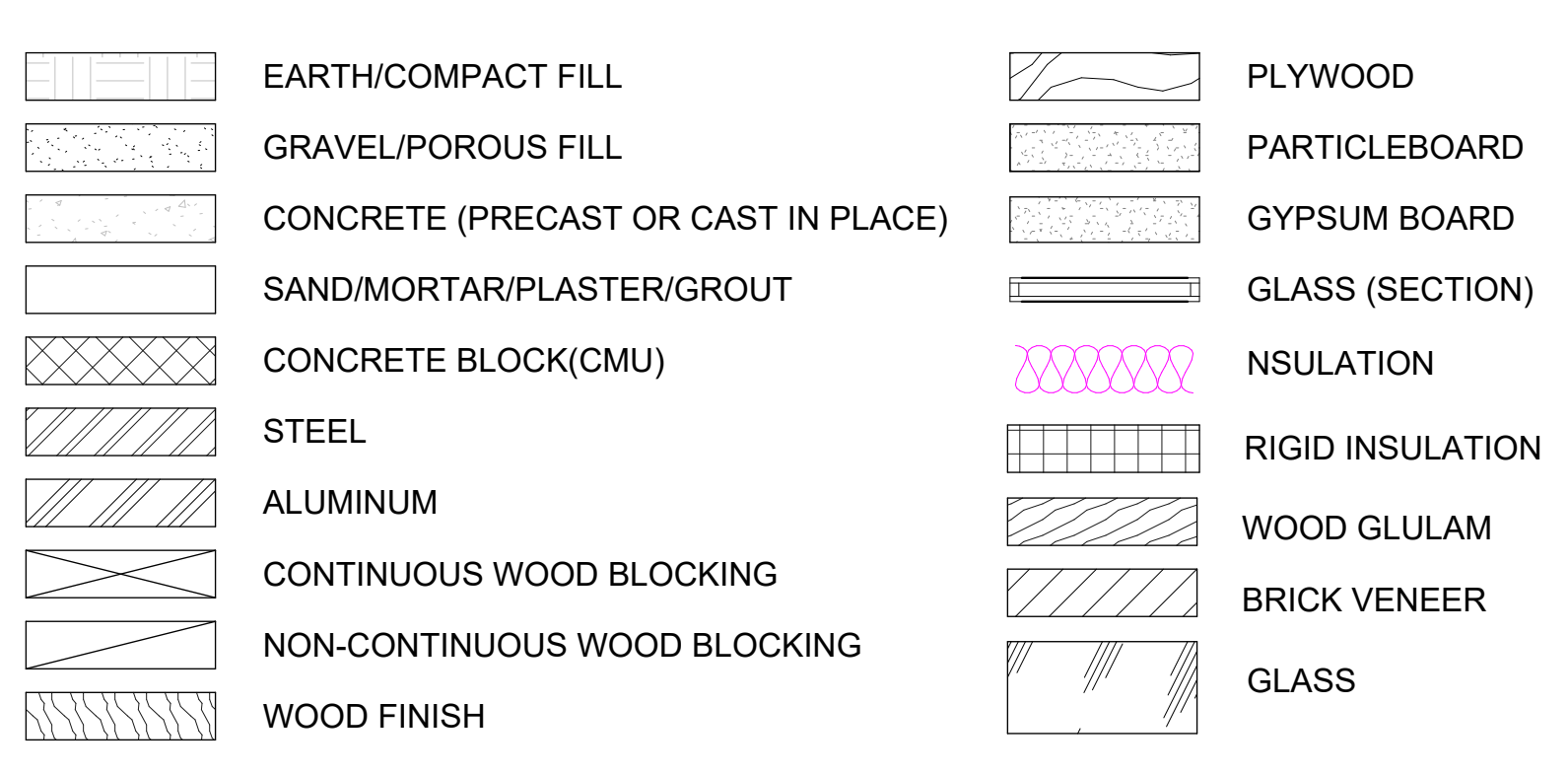
SHOP DRAWINGS NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATE NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR ON SITE.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED ALLOWED AFTER THE ARCHITECT'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ARCHITECT OR STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- REVIEWING OF SHOP DRAWINGS IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- SHOP DRAWINGS WILL BE RETURNED FOR RE-SUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE ARCHITECT.

REQ'D SUBMITTALS

- GENERAL:**
- CONSTRUCTION SCHEDULE
 - CONSTRUCTION BUDGET
 - RADON MITIGATION PLAN & DETAILS
 - DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER & GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY
 - CONTRACT W/ RECYCLING COMPANY OPERATIONS & MAINTENANCE MANUAL
 - UNDERGROUND UTILITIES RECORD DRAWINGS
 - WEEKLY OR BI-WEEKLY CONSTRUCTION REPORTS AND PHOTOS DESCRIBING ALL WORK PERFORMED, ANY BUDGET ITEMS, & UP COMING SCHEDULE DEADLINES
- FIRE SUPPRESSION:**
- FIRE SUPPRESSION DESIGN & LAYOUT, IF REQUIRED
 - DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW
- MECHANICAL:**
- MECHANICAL ROOM EQUIPMENT LAYOUT
 - ROOF PENETRATION PLAN
 - MECHANICAL DESIGN & SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE
 - BLOWER DOOR TEST RESULTS
- ELECTRICAL:**
- ELECTRICAL WALK THROUGH REQUIRED, COORD. W/ ARCH, ID, OWNER
 - LIGHTING FIXTURES, BOTH INT & EXT
- PLUMBING:**
- PLUMBING FIXTURES
- STRUCTURAL:**
- STEEL SHOP DRAWINGS
 - TIMBER SHOP DRAWINGS
 - PRE-MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE
- THERMAL & MOISTURE PROTECTION:**
- VAPOR BARRIER SPECS & SUBMITTAL SHEETS
 - INSULATION SPECS & SUBMITTAL SHEETS
 - BELOW SLAB INSULATION WALK THROUGH, REVIEW, & APPROVAL REQUIRED, COORD. W/ ARCH
- OPENINGS:**
- DOOR AND WINDOW MFR. SHOP DRAWINGS & SUBMITTAL SHEETS
 - ROUGH OPENING WALK THROUGH REQUIRED, COORD. W/ ARCH
- FINISHES:**
- MATERIAL SAMPLES & MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND
 - SNOW GUARD AND GUTTER SHOP DRAWINGS & SUBMITTAL SHEETS
 - CABINET SHOP DRAWINGS, SAMPLES & MOCKUPS AS REQUIRED

MATERIAL LEGEND



SHUMWAY - MIXED USE

1082 S MAIN STREET MOAB, UT 84532		NOT FOR CONSTRUCTION
REVISIONS:		
24 03 22	PRE SITE PLAN APP	
24 06 10	SITE PLAN APPL	
25 09 24	SITE PLAN REV#1	
25 11 10	SITE PLAN REV#2	
SHEET NAME	SHEET NUMBER	
GENERAL NOTES AND LEGENDS	G100	
10/11/2025 09:10:52		

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

P&Z COMMENTS - SITE PLAN REV 2

DRT COMMENT RESPONSE REPORT TO #24-0029_SHUMWAY 1082 HWY 191 SITE PLAN ROUND 2
RECEIVED FROM JOHANNA BLANCO, 10/08/2025

A. ENBRIDGE GAS UTAH

i. A gas main and service is located in the rear of the lot. We will need to ensure that it is covered by a PUE and have the Enbridge Gas Signature Block on the final plat. If there are any questions please contact Callie Whitney at 435-210-0935.
RESPONSE: TO BE COMPLETED BY OWNER, TYE SHUMWAY

B. GWSSA

i. Impact fees still need to be paid to GWSSA before we would be able to sign any building permits
RESPONSE: TO BE COMPLETED BY OWNER, TYE SHUMWAY, CLOSER TO SUBMISSION OF BUILDING PERMIT. NOT REQUIRED AT THIS TIME.

F. UDOT

i. Please provide the calculations for the retention and sizing of the office.
RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

H. HEALTH

i. They will need to ultimately apply for a food service permit for teh cafe and submit a complete set of plans that meet the FDA food code requirements.
RESPONSE: NOTED, DEFERRED SUBMITTAL.

I. SUSTAINABILITY

i. Please mitigate light directed off the property on the southwest side with a shield or through other measures 17.09.063(B)
RESPONSE:

EXISTING MEASURES:

- PLEASE REFER TO PHOTOMETRIC PLAN PROVIDED WITH SITE PLAN APPLICATION, SHEET 'ES1-2:IES LIGHTING SITE PLAN', THE PHOTOMETRIC STUDY ALREADY INDICATES THAT NO LIGHT IS DIRECTED OFF THE PROPERTY, WITH LIGHT RATINGS OF '0.0' AT THE SOUTHWEST PROPERTY LINE.
- PLEASE REFER TO LIGHT SPECS PROVIDED ON SHEET 'ES3-1'. ALL EXTERIOR FIXTURES ARE DARK SKY COMPLIANT, LOW LUMEN, AND ONLY ILLUMINATE DOWNWARDS. THEY MEET STANDARD DARK SKY & MOAB CITY REQUIREMENTS.

NEW ADDITIONS TO MITIGATE LIGHT:

- AN 8FT HIGH OPAQUE FENCE IS NOW PROVIDED AT THE SOUTHWEST PROPERTY LINE TO PROVIDE SCREENING, WHICH WILL FURTHER SHIELD ANY LIGHT SPILL. (REF SHEET 'A001')
- THE REAR ACCESS TO THE BUILDING CURRENTLY HAS 1X CEILING MOUNTED, DOWNWARDS FACING, EXTERIOR LIGHT. THIS WILL NOW BE FITTED WITH A TIMER AND MOTION SENSOR, TO AUTO-OFF, MINIMIZING LIGHT SPILL AT NIGHT. MOTION SENSOR SHALL NOT BE TRIGGERED BY MOVEMENT LOCATED OFF THE PROPERTY. (REF SHEETS 'A003, A002')
- THE BUILDING HAS MINIMAL WINDOWS ON THE SOUTH-WEST SIDE. HOWEVER, THE SOUTHWESTERN CORNER WINDOWS NOW MUST BE INSTALLED WITH INTERIOR BLINDS - THESE WILL MITIGATE LIGHT SPILL AND AID IN INTERIOR CLIMATE CONTROL. (REF SHEETS 'A003, A002')
- INTERIOR STAIRWELL LIGHTS TO HAVE A TIMER SETTING WITH AN OCCUPANT SENSOR, BEFORE OR AFTER CERTAIN HOURS (I.E. EARLY MORNING, LATE EVENING), LIGHTS TO AUTO-OFF IN STAIRWELL UNLESS AN OCCUPANT IS PRESENT. THIS WILL STILL PROVIDE THE BUILDING EGRESS WITH ILLUMINATION AS NEEDED, BUT AVOID UNNECESSARY ILLUMINATION AT EARLY AND LATE HOURS OUTSIDE THE TYPICAL USE / OCCUPANCY HOURS. (REF SHEETS 'A003, A002')

ii. Three street trees are required. Two are provided. Options include planting a third, paying a fee in lieu, or applying for an exception. 17.10.040(A)(1)(b)
RESPONSE: TREE ADDED, NOW 3X PROVIDED. REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

iii. Confirm mulch is >2" 17.10.040(A)(5)
RESPONSE: CONFIRMED MULCH THICKNESS >2". REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

iv. Confirm smart irrigation and manual shut-off 17.10.040(B)

RESPONSE: MANUAL SHUT-OFF & SMART IRRIGATION CONFIRMED. REFER TO RESUBMITTED DOCUMENTS FROM LANDSCAPE ARCHITECT.

O. ENGINEERING

i. Traffic study refers to an incorrect address of US-91 as opposed to US-191. Please correct this in your documentation.
RESPONSE: REFER TO RESUBMITTED TRAFFIC STUDY DOCUMENTS FROM JONES & DEMILLE.

ii. The criteria manual allows a drainage release rate of 0.2 cfs/acre. The drainage report shows a maximum drainage release rate of 0.15 cfs. Based on the 0.52 acre site area, the maximum should be 0.104 cfs.
RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

iii. Please include detectable warning surfaces on the ADA ramps.

RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

Q. PLANNING

i. Please redo the parking calculation with the 1st floor hall and bathroom fully assigned to the Retail use. I believe this will result in 29 parking spaces without dividing spaces into multiple uses.
RESPONSE: REFER TO SHEET 'A050'. CALCULATIONS HAVE BEEN UPDATED PER DRT COMMENT. SPACES NO LONGER DIVIDED INTO MULTIPLE USES. HOWEVER, THIS DOES NOT ACTUALLY CHANGE THE NUMBER OF REQUIRED PARKS. AMOUNT OF PARKING REQUIRED IS STILL 29.9 SPACES, I.E. 30 SPACES - AS PROVIDED.

ii. Buffering 17.10.050 A - Please show 8-foot screening in zone suffering area.
RESPONSE: REFER TO SHEET 'A001' SITE PLAN. AN 8-FT OPAQUE FENCE SHALL BE PROVIDED AT THE REAR PROPERTY LINE, PROVIDING THE REQUIRED 8FT SCREENING BETWEEN THE NON-RESIDENTIAL PROPERTY AND THE ADJACENT RESIDENTIAL ZONE. VERBIAGE ON THIS SHEET IN THE RIGHT HAND SECTION OF COMMENTS HAS ALSO BEEN UPDATED TO CLARIFY THAT THE 17.10 BUFFERING & SCREENING REQUIREMENTS ARE COMPLIED WITH. 8FT FENCE TO COMPLY WITH ANY & ALL CITY OF MOAB STANDARDS, FINAL DESIGN TBD W/ CONTRACTOR.

iii. Please ensure adjustments to building size are reflected on each page. Page C100 has old SF measurements.

RESPONSE: REFER TO RESUBMITTED DOCUMENTS FROM CIVIL ENGINEERS.

iv. Monument signs are defined as less than 6ft in height. To take advantage of 2ft setback for a monument sign, the height requirement needs to be observed. This can be dealt with in the sign permit process.
RESPONSE: NOTED, SIGN TO BE DEALT WITH IN DEFERRED SUBMITTAL.

v. Pre-Annexation Agreement requirements: Please include the following required by section 6.3: bicycle facilities

RESPONSE: 8x BICYCLE STORAGE SPACES HAVE BEEN ADDED TO THE SITE PLAN (REF A001 & CIVIL DRAWINGS), PROVIDING 4x TEMPORARY BIKE SPACES AND 4x REGULAR OCCUPANT BIKE SPACES. AS REQUIRED BY PRE-ANNEXATION AGREEMENT. PER THIS REQUIREMENT, A SHOWER AND CHANGING FACILITY AS ALSO BEEN ADDED ON SITE. THIS SHOWER IS AN ADA-COMPLIANT ROLL-IN SPEC. REFER TO SHEET 'A101' FOR THESE CHANGES.

P&Z COMMENTS - SITE PLAN REV 1

DRT COMMENT RESPONSE REPORT TO #24-0029_SHUMWAY 1082 HWY 191 MIXED USED L2 SITE PLAN
RECEIVED FROM CORY SHURTLEFF, 9/27/2024

A. ENBRIDGE GAS UTAH

i. There is an existing service line to this property. Please contact Callie Whitney to discuss plans.
RESPONSE: COMPLETED BY OWNER, TYE SHUMWAY

B. SUSTAINABILITY

i. The architectural plan says to refer to a landscape plan from the landscape architect. I did not see this file available for review.
RESPONSE: LANDSCAPE DOCUMENTS FROM EXTERNAL LANDSCAPE ARCHITECT ARE NOW PROVIDED WITH SUBMISISON.

ii. The outdoor lighting appears to be compliant with the outdoor lighting code. 17.09.068(A)(3) states a photometric plan is required for commercial lighting. However, it states that in the absence of a plan that details must be provided for evaluation. Since all lighting is recessed on the building and shielded, it is unlikely they would direct illumination off the property. If the sign is lit, then the lights must be compliant, and the associated lumens added to the total.

RESPONSE: SITE LIGHTING PLANS HAVE BEEN UPDATED. ADDITIONAL DARK-SKY COMPLIANT AND FULL SHIELDED BOLLARD LIGHTING HAS BEEN ADDED TO THE PARKING LOT AND LANDSCAPED AREAS. LED LIGHTS AT THE BUILDING NUMBER AND MONOLITH SIGN HAVE BEEN ADDED TO THE CALCULATIONS. ALL FIXTURES ARE STILL DARY SKY COMPLIANT AND BELOW THE LIMIT, PER MOAB CITY 17.09 REGULATIONS. A PHOTOMETRIC PLAN IS NOW ALSO PROVIDED WITH SUBMISSION DOCUMENTS BY AN ELECTRICAL ENGINEER. SIGNAGE WILL HAVE LIGHTING DETAILED FURTHER WITH DEFERRED SIGN PERMIT SUBMITTAL.

D. GWSSA

i. Contact GWSSA, Josh Green, directly for WILL SERVE confirmation.
RESPONSE: COMPLETED BY OWNER, TYE SHUMWAY

E. FIRE

i. Please confirm circulation, parking, and use area for adjacent property design to ensure through circulation is maintained using the proposed shared access easement.

RESPONSE: SHARED ACCESS AGREEMENT SIGNED BY ADJACENT PROPERTY OWNER AND PROVIDED WITH SUBMISSION. DIAGRAM OF SHARED CIRCULATION / ACCESS WITH ADJACENT PROPERTY NOW PROVIDED WITH SUBMISSION BY CIVIL ENGINEER.

F. PLANNING

i. 30 Parking Spaces Provided, 31 Parking Spaces Required. Parking Calculation formula must round up to the nearest whole number space: Caf6 776sf @ 200sf/1space = 3.9; Retail 1441sf @ 300sf/1space = 4.8; Office 652sf @ 300sf/1space = 21.7. (3.9 + 4.8 + 21.7 = 30.4 = 31 Parking spaces)
RESPONSE: BUILDING SIZE HAS BEEN REDUCED TO LOWER THE PARKING REQUIREMENTS. REFER TO SHEET A050. ALL CALCULATIONS ARE PROVIDED. NEW REQUIREMENT = 29.9 SPACES, ROUNDED UP TO 30. 30 SPACES ARE PROVIDED.

ii. Separate Sign Permit Required. Sign Permit can be applied for at later date prior to installation.
RESPONSE: NOTED, SIGN PERMIT TO BE DEFERRED.

iii. Traffic Study.

1. A Traffic Study and Parking and Circulation Study are required for projects which will generate in excess of five hundred peak daily trips. The Planning Director has discretion to require a traffic study for application which do not generate the level of trips specified in MMC 17.67.040.M.

2. As this development is a mixed-use development and a standard traffic study calculation must take into account the cumulative affect of the compounding uses; and thresholds for Traffic Study include 1800sf for Shopping Centers (Uses including non-fast food eating establishments [cafe] and retail) and 30,000sf for General Office.

3. As the Cumulative Traffic Impact exceeds the threshold for a Required Traffic Study, in addition to the applicable supplementary criteria for Traffic Study Consideration, it is determined that a Traffic Study and Parking and Circulation Study is required.

RESPONSE: TRAFFIC IMPACT STUDY IS NOW PROVIDED BY OWNER WITH SUBMISSION.

G. ENGINEERING

i. Water and sewer services should be provided by GWSSA. Please provide a Will Serve letter from GWSSA (repeated comment from pre-application).

ii. The property adjacent to the highway requires access approval from UDOT, please reach out to Mark Larsen, larsenmark@utah.gov, from UDOT.

RESPONSE: BOTH ABOVE ITEMS HAVE BEEN ADDRESSED BY OWNER, TYE SHUMWAY.

iii. Drainage report is missing from submittal (repeated comment).

iv. Grading plan is missing.

RESPONSE: DRAINAGE REPORT & GRADING PLAN NOW BOTH INCLUDED WITH SUBMISSION FROM CIVIL ENGINEER.

v. Geotechnical soil report is missing. The Utah Geologic Survey has produced maps for 13 geologic hazards in the Moab quadrangle. Please address each hazard and what measures will be taken to mitigate them if needed.

RESPONSE: GEOTECHNICAL REPORT NOW PROVIDED WITH SUBMISSION.

vi. Please indicate the removal of the existing Pedego driveway on the site plan and include the installation of a sidewalk.

vii. Traffic circulation appears to rely on the Pedego property to function, but the plans do not show their parking and circulation. Please show planned parking and circulation for the Pedego property.

viii. The architectural site plan and the civil site plan do not match. These plans need to be aligned and agreed upon with each other.

ix. Please refer to APWA standards where applicable (e.g., sidewalks, waterways, curbs, and gutters).

x. ADA parking stalls are missing signage.

xi. Please show proposed striping and signage.

RESPONSE: ALL ABOVE ITEMS HAVE BEEN ADDRESSED WITH UPDATED CIVIL & ARCHITECTURAL SITE DOCUMENTS PROVIDED.

A R C H

ARCHITECTURAL SQUARED

Info@Arch-Squared.com
301 S 400 E #207, MOAB, UTAH 84532
512-656-1745

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:

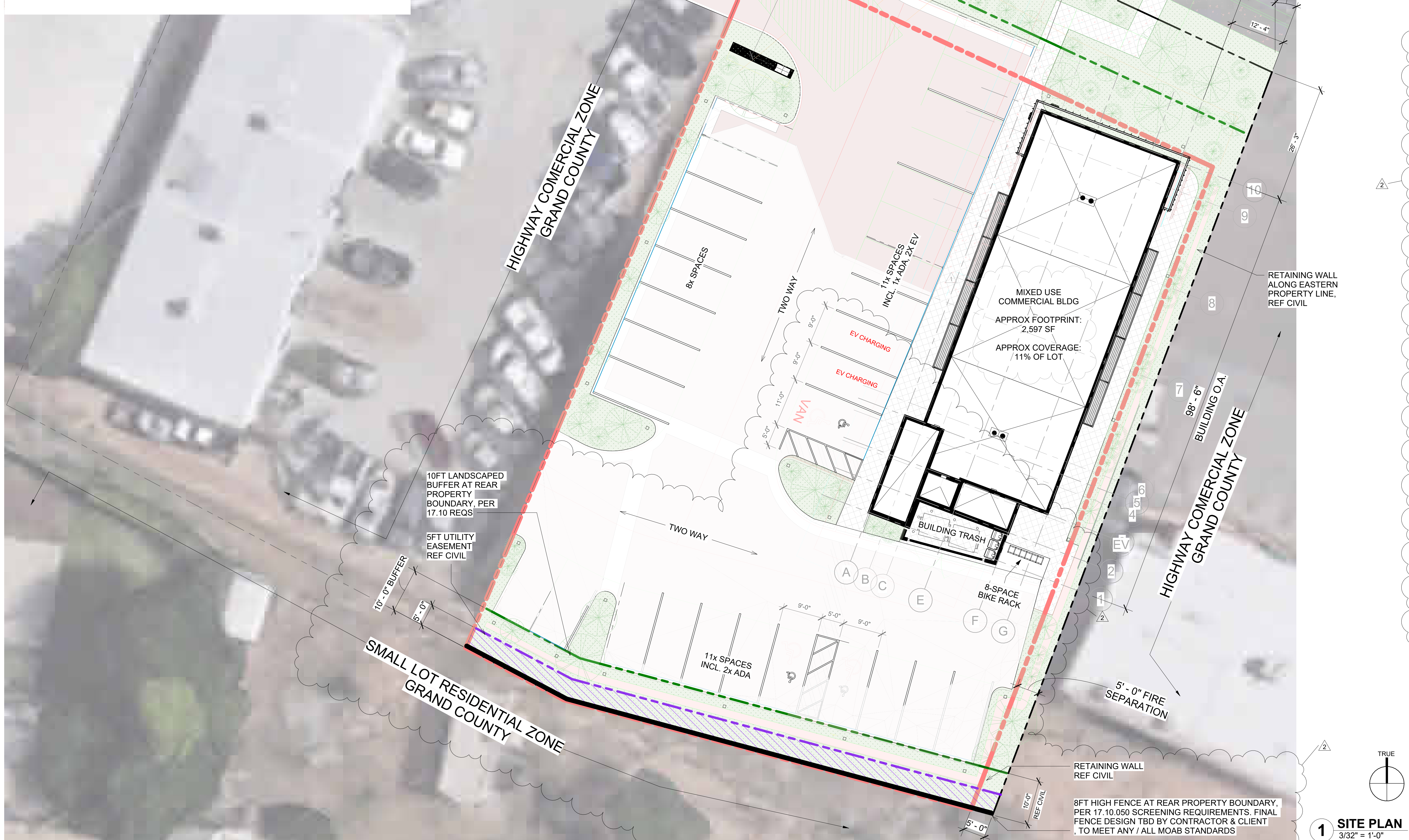
24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

NOT FOR
CONSTRUCTION

SHEET NAME
**COMMENT
REVIEW &
RESPONSES**

SHEET NUMBER

G150



- GENERAL NOTES:**
- ALL CONCRETE WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT THE PROJECT COMPLETION. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
 - EXCESS SOIL FROM CONSTRUCTION TO BE RELOCATED ON SITE WITH GEOTECHNICAL ENGINEER APPROVAL.
 - ANY DAMAGE TO THE EXISTING ROADWAY INCLUDING THE AC SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, EXISTING VEGETATION, AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GC TO SATISFACTION OF SPARC.
 - ALL DRIVEWAYS, PARKING AND LAYDOWN AREAS TO BE COVERED WITH TWO INCHES OF 3/4" SCREENED ROCK. RECOMMENDED TO DO A MINIMUM OF 8" OR 3" MINUS PITRUN TECHNICAL SEPERATION FABRIC.

ZONING:
 CITY OF MOAB ZONING
C-4 GENERAL COMMERCIAL ZONE

SITE = 0.52 ACRES

MAX LOT COVERAGE = 50% TOTAL LOT AREA

SETBACKS:
 FRONT SETBACK 25'
 SIDE & REAR 0'
 FRONT LANDSCAPE BUFFER 15'
 BUFFER ABUTTING RESIDENTIAL 10'

PROPOSED BUILDING OCCUPANCY & PARKING REQUIREMENTS:

CAFE 1.0 P/ 200 SF	X 731 SF	=	3.6 PARKS
RETAIL 1.0 P/ 300 SF	X 1,413 SF	=	4.7 PARKS
OFFICE/BUSINESS 1.0 P/ 300 SF	X 6,514 SF	=	21.6 PARKS

TOTAL REQ. 30 PARKS

PARKING PROVIDED 30 PARKS
 INCL. 3x ACCESSIBLE SPACES

PLEASE NOTE:
 SQUARE FOOTAGE LISTED ABOVE FOR CALCULATING PARKING REQUIREMENTS IS TAKEN FROM THE OVERALL GROSS SQUARE FOOTAGE OF THE BUILDING, PLUS COVERED EXTERIOR OCCUPIED SPACE. REFER TO SHEET A050 FOR A MORE DETAILED BREAKDOWN.

PER ANNEXATION AGREEMENT:
 A MINIMUM OF 2x LEVEL 2+ E.V. CHARGING PARKING SPACES ARE PROVIDED.

4x SHORT-TERM & 4x REGULAR OCCUPANT BIKE STORAGE SPACES ARE PROVIDED, WITH 1x ON-SITE SHOWER & CHANGING FACILITY.

- MOAB CITY ZONING CODE**
 17.09.330:
- PARKING LOTS DESIGNED OVER 5,000 SF, AT LEAST 5% OF THE LOT INTERIOR SHALL BE LANDSCAPED TO LIMIT UNBROKEN ROWS OF PARKING. ENDS OF AISLES AND CORNER AREAS SHALL BE CURBED AND LANDSCAPED.
 - UNBROKEN PARKING ROWS SHALL NOT EXCEED 150 FT.
 - ALL OFFSTREET PARKING LOTS SHALL BE BORDERED BY A CURB.
 - LANDSCAPED AREAS SHALL BE PROVIDED FOR PARKING LOTS TO PROVIDE VISUAL & CLIMATIC RELIEF, INCLUDING TREES TO MAXIMIZE SHADE.
- 17.10.050:
- ZONE BOUNDARY BUFFERING OF 10FT, WITH SCREENING OF 8FT, SHALL BE MAINTAINED ALONG NON-RESIDENTIAL ZONING BOUNDARIES ADJACENT TO RESIDENTIAL ZONES.
 - IN COMPLIANCE, PROJECT HAS DEDICATED 10FT LANDSCAPE BUFFER BEFORE PARKING AREAS BEGIN, & AN 8FT HIGH OPAQUE FENCE IS INSTALLED AT THE REAR PROPERTY BOUNDARY. FENCE TO COMPLY WITH ANY & ALL CITY OF MOAB STANDARDS. FINAL DESIGN TBD W/ CONTRACTOR.

PLEASE NOTE:
 ANY & ALLEXISTING STRUCTURES ON SITE TO BE DEMOLISHED

SHUMWAY - MIXED USE

1082 S MAIN STREET
 MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

SHEET NAME: **SITE PLAN** SHEET NUMBER: **A001**

10/11/2025 09:10:56 cmk

NOT FOR CONSTRUCTION

1 SITE PLAN
 3/32" = 1'-0"

MOAB CITY SIGN CODE

15.44.040:
LIMITS FOR SIGNS ON A HIGHWAY:
• MAX 24 FT HEIGHT LIMIT
• MAX 256 SF P/ LOT
• MAX 160 SF P/ SIGN FACE

LIMITS FOR SIGNS OFF HIGHWAY:
• MAX 24 FT HEIGHT LIMIT
• MAX 160 SF P/ LOT

15.44.150:
ONE FREESTANDING SIGN IS PERMITTED PER LOT ON THE PRIMARY FRONTAGE

15.44.160:
SIGNS MAY NOT BLOCK TRAFFIC VISIBILITY.

SIGNS IN C-4 ZONES HAVE A 25 FT SETBACK WITH THE EXCEPTION OF MONUMENT SIGNS, WHICH SHALL BE SET BACK MINIMUM 2 FT FROM CITY RIGHT-OF-WAY.

15.44.170:
ONLY 1X FREESTANDING SIGN IS ALLOWED FOR SHOPPING CENTERS & OFFICE BUILDING COMPLEXES WHICH LEASE TO THREE OR MORE BUSINESSES ON ONE LOT OF RECORD. THE GROUP FREESTANDING SIGN MAY USE ALL SIGN AREA ALLOWED FOR THAT LOT. IN ADDITION, INDIVIDUAL BUSINESSES MAY HAVE (1 SQ/FT) OF SIGNAGE FOR EACH FRONT LINE BUILDING UP TO A MAXIMUM OF 128 SF P/ BUSINESS TO IDENTIFY THEIR BUILDING.

PLEASE NOTE:

SIGNAGE SHOWN IS INTENDED AS A PROVISIONAL PLACE HOLDER FOR SITE PLAN APPLICATION. BUSINESS NAMES ARE NOT YET DETERMINED. FINAL SIGN PERMIT WITH UPDATED DESIGN TO BE APPLIED FOR WHEN NECESSARY. ALL REQUIRED STANDARDS TO BE MET.

PER IBC:

- ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION VISIBLE FROM THE STREET.
- ADDRESS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- EACH CHARACTER MINIMUM 4" X 1/2".

MOAB CITY ZONING CODE

EXTERIOR LIGHTING REQUIREMENTS:

- MAX 50,000 LUMEN P/ ACRE
x 0.52 = 26,000 MAX LUMEN
- LIGHTS TO BE FULLY SHIELDED & CONFINED WITHIN BOUNDARIES OF PROPERTY.
- MAX COLOR TEMP 3000 K
- ALL EXTERIOR FIXTURES TO MEET DARK SKY STANDARDS

LIGHTING COUNT & SPECS FOR SITE:

FIXTURE	LUNA LED SMALL	ATLANTIS BOLLARD	HALO STYLE STRIP LED
MOUNTING	CEILING FLUSHMOUNTED	BOLLARD, GROUND	BEHIND METAL SIGNAGE
ILLUMINATES	DECK & ENTRANCES	PARKING & LANDSCAPING	SIGN, BLDG NUMBERS
MFR	HINKLEY		TBD
COLOR	BLACK		
KELVIN	3,000 K		
LUMEN	600	550	75 L/SF
# ON SITE	15	22	9.5 SF SIGN + 38 SF BLDG
LUMEN TOTAL	9,000 LUMEN	12,100 LUMEN	3,550 LUMEN

50,000 LUMEN PERMITTED PER DEVELOPED ACRE - REF 17.09.064	
LOT SIZE	0.52 ACRES
PERMITTED	26,000 LUMENS
PROVIDED	24,650 LUMENS

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

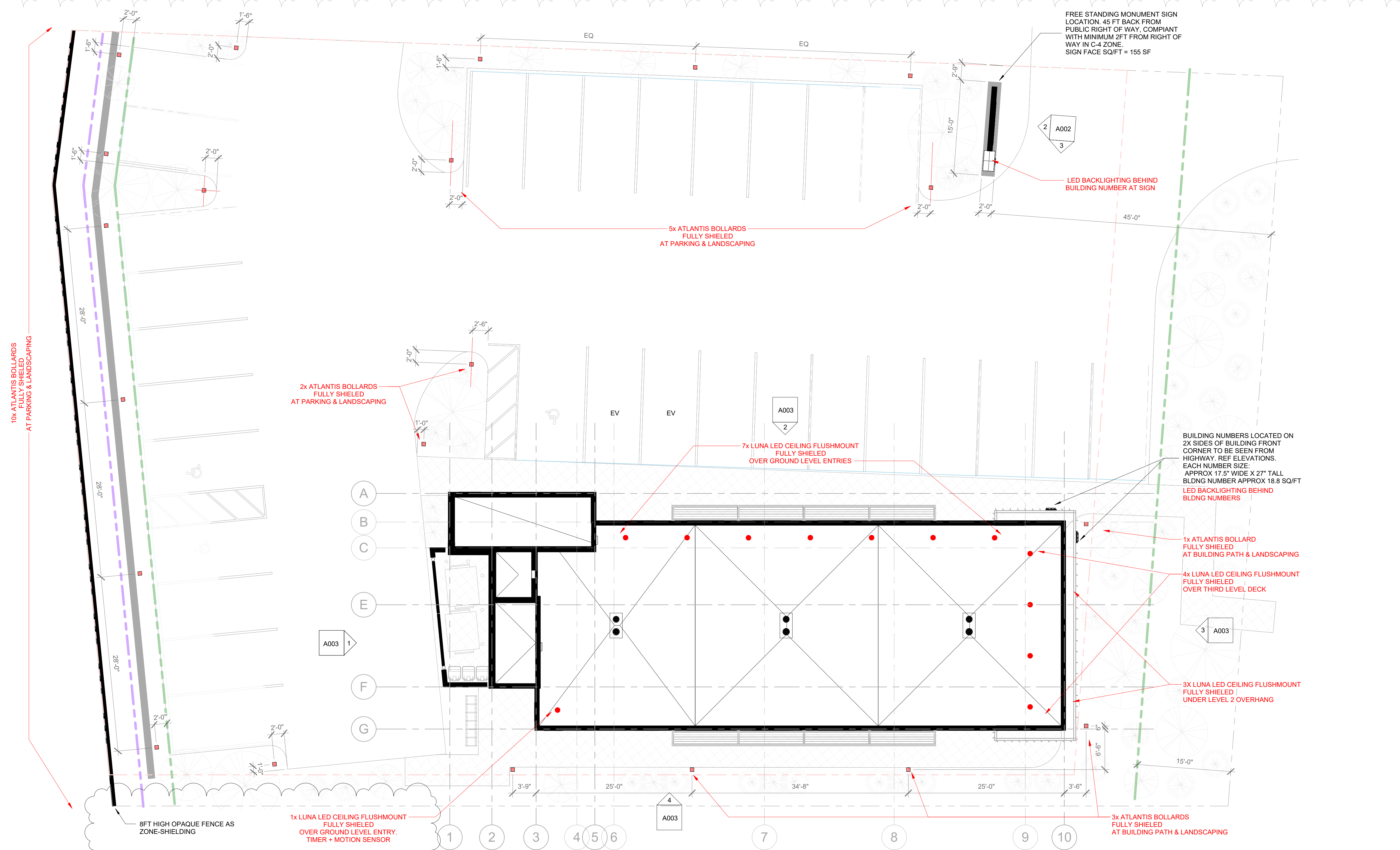
REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

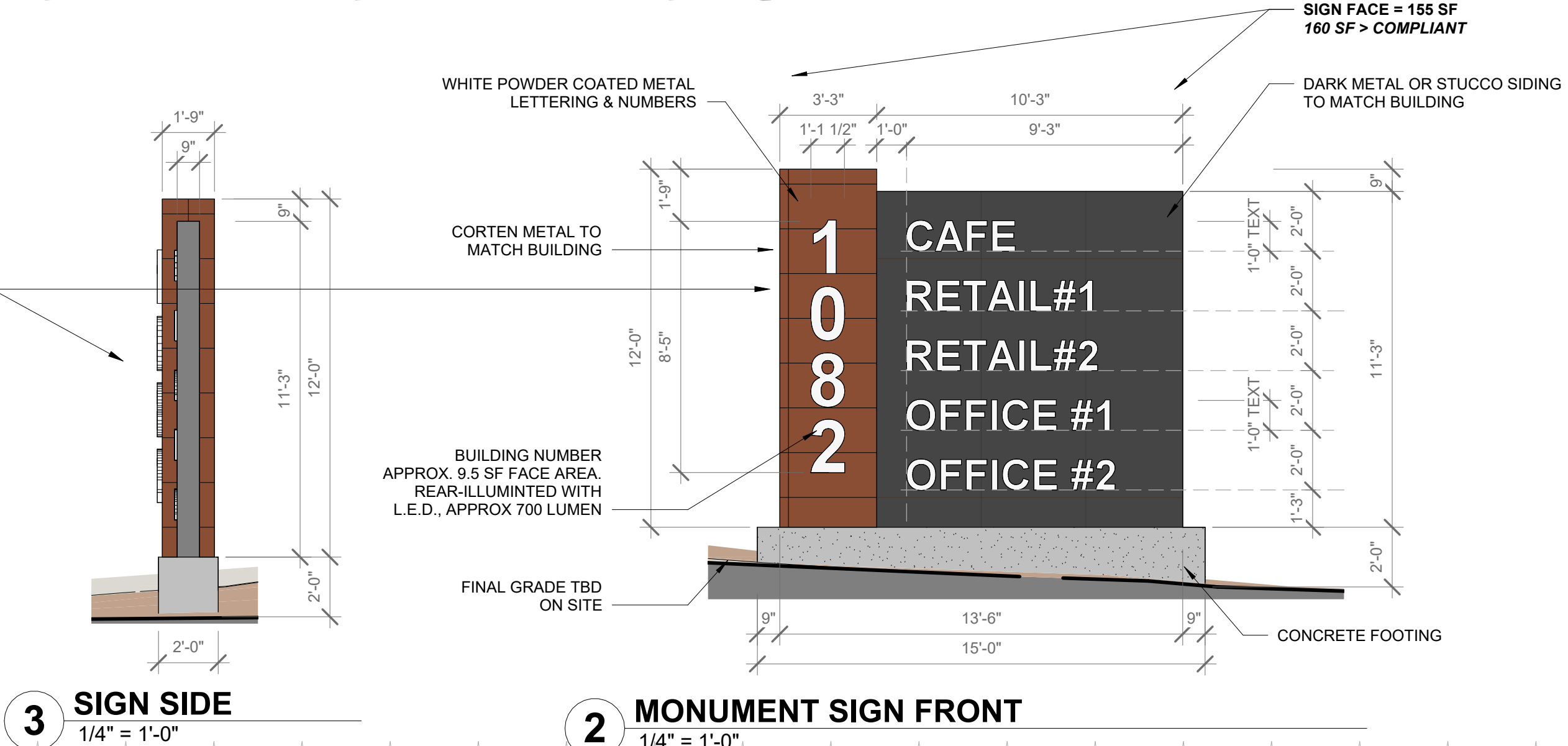
SHEET NAME
EXTERIOR LIGHTING & SIGNAGE

SHEET NUMBER
A002

NOT FOR CONSTRUCTION



****PLEASE NOTE**
DEFERRED SIGN PERMIT TO COME
SIGN DESIGN IS PROVISIONAL ONLY



PER IBC:

- ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION VISIBLE FROM THE STREET.
- ADDRESS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
- EACH CHARACTER MINIMUM 4" X 1/2".

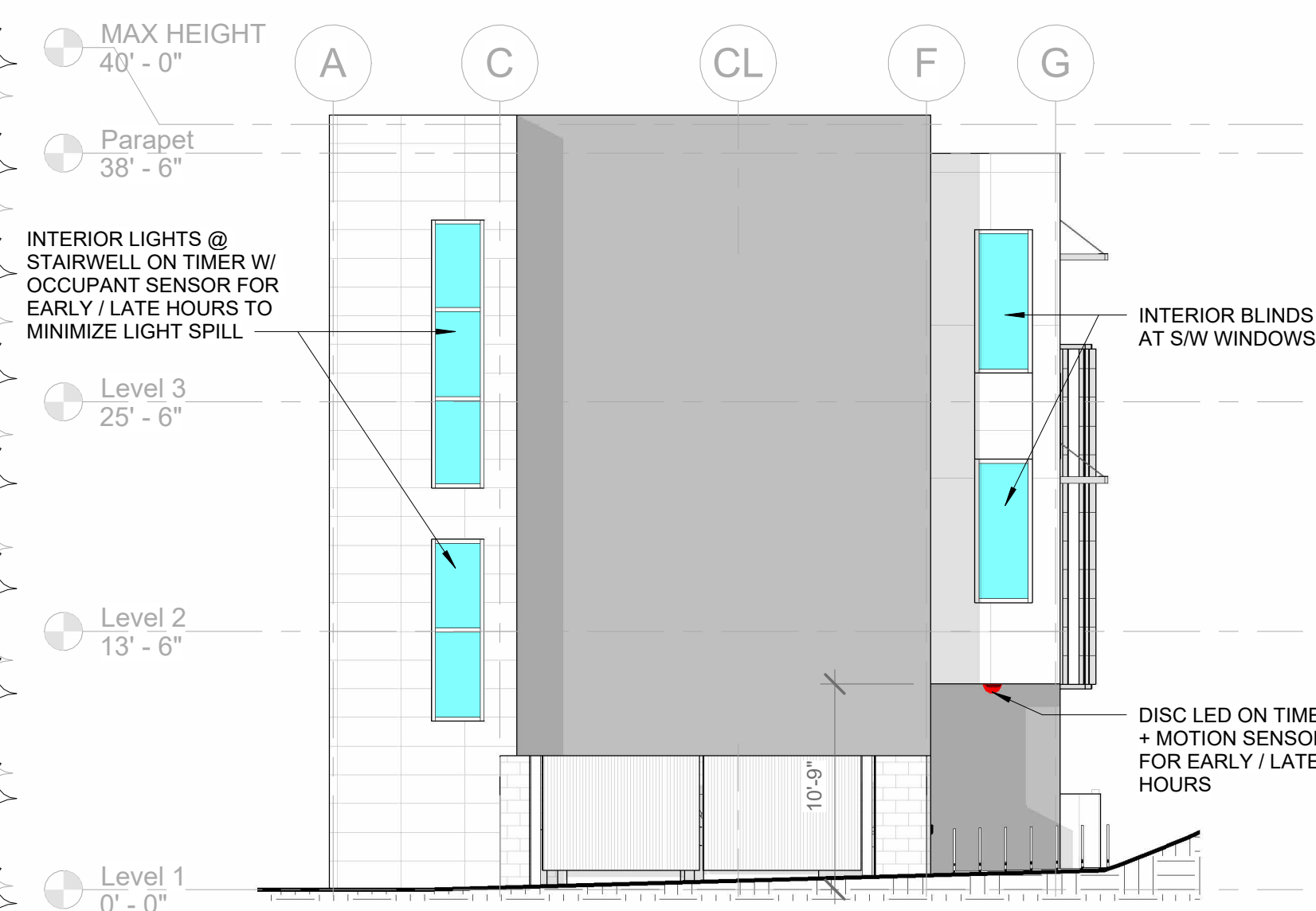
MOAB CITY ZONING CODE EXTERIOR LIGHTING REQUIREMENTS:

- MAX 50,000 LUMEN P/ ACRE x 0.52 = 26,000 MAX LUMEN
- LIGHTS TO BE FULLY SHIELDED & CONFINED WITHIN BOUNDARIES OF PROPERTY.
- MAX COLOR TEMP 3000 K
- ALL EXTERIOR FIXTURES TO MEET DARK SKY STANDARDS

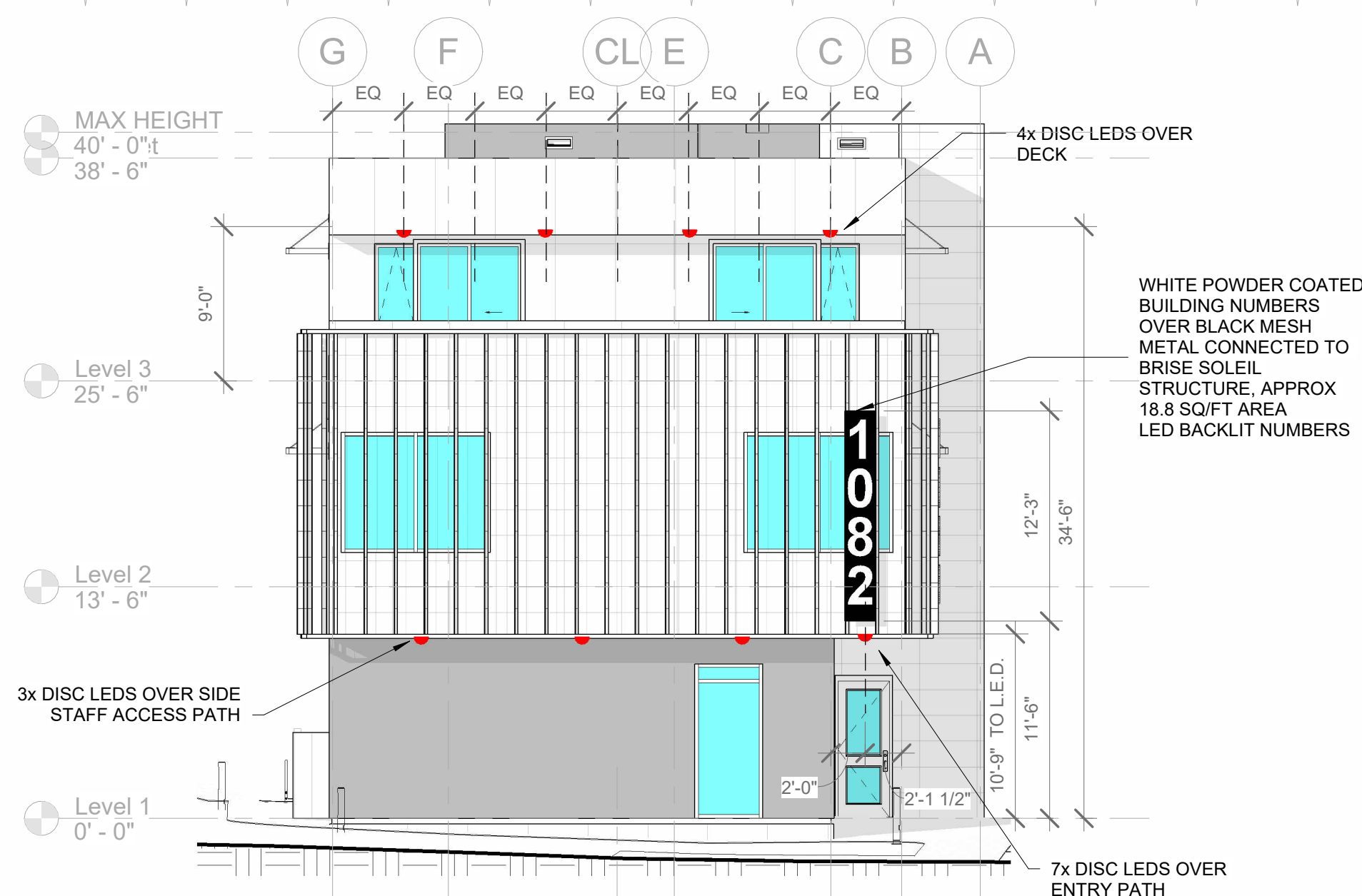
LIGHTING COUNT & SPECS FOR SITE:

FIXTURE	LUNA LED SMALL	ATLANTIS BOLLARD	HALO STYLE STRIP LED
MOUNTING	CEILING FLUSHMOUNTED	BOLLARD, GROUND	BEHIND METAL SIGNAGE
ILLUMINATES	DECK & ENTRANCES	PARKING & LANDSCAPING	SIGN, BLDG NUMBERS
MFR	HINKLEY		TBD
COLOR	BLACK		TBD
KELVIN	3,000 K		
LUMEN	600	550	75 L/SF
# ON SITE	15	22	9.5 SF SIGN + 38 SF BLDNG
LUMEN TOTAL	9,000 LUMEN	12,100 LUMEN	3,550 LUMEN

50,000 LUMEN PERMITTED PER DEVELOPED ACRE - REF 17.09.064	
LOT SIZE	0.52 ACRES
PERMITTED	26,000 LUMENS
PROVIDED	24,650 LUMENS



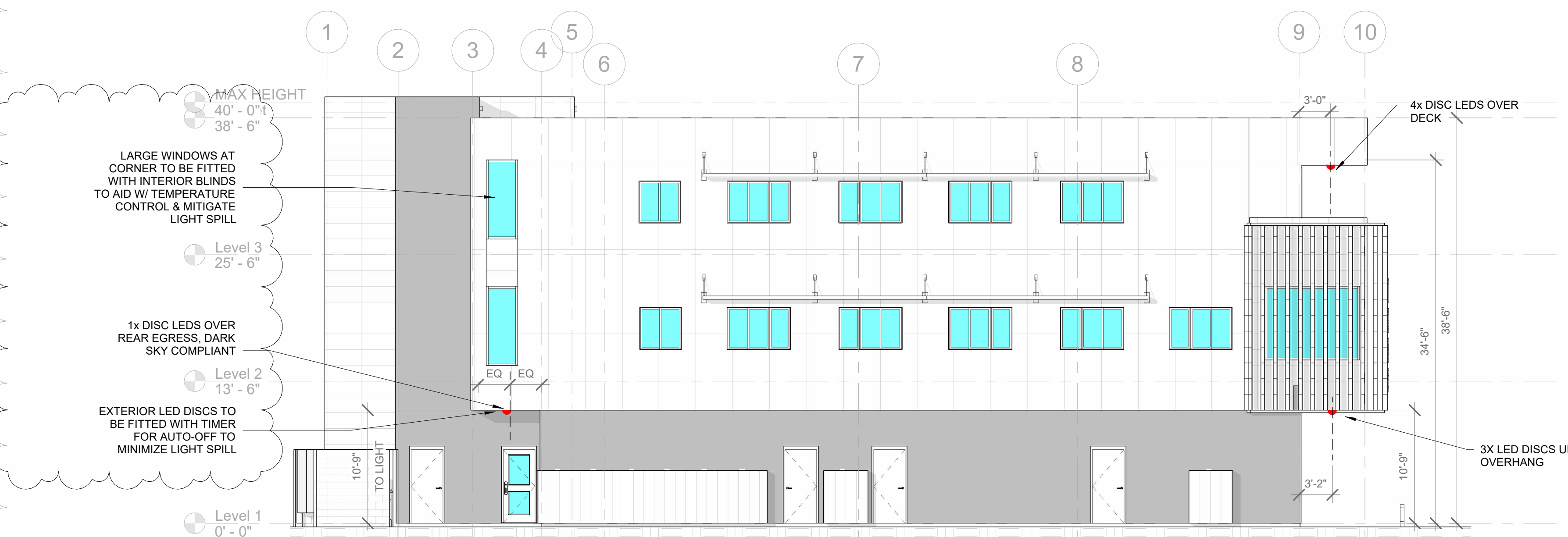
1 EXT. LIGHTING SOUTHWEST ELEVATION
1/8" = 1'-0"



3 EXT. LIGHTING STREET ELEVATION
1/8" = 1'-0"



2 EXTERIOR LIGHTING BUILDING FRONT ELEVATION
1/8" = 1'-0"



4 EXTERIOR LIGHTING BUILDING REAR ELEVATION
1/8" = 1'-0"

EXTERIOR CEILING LIGHT SPEC SHEET:



LUNA 1665SK
SMALL FLUSH MOUNT
Luna is a modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers chic pocket wall sconces and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES, 0-10V TYPE DIMMER ONLY

DIMENSIONS	
WIDTH:	8"
HEIGHT:	3.3"
WEIGHT:	2lb

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-80
VOLTAGE:	120v/277v
COLOR TEMP:	3000
LUMENS:	600
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 80w
DIMMABLE:	YES, 0-10V TYPE DIMMER ONLY

MOUNTING	
CANOPY:	8" Dia

SHIPPING	
CARTON LENGTH:	10.5
CARTON WIDTH:	6.5
CARTON HEIGHT:	11.5
CARTON WEIGHT:	3

- PRODUCT DETAILS:**
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
 - Equipped with 120/277V universal driver.
 - 2-year finish warranty
 - LED components carry a 5-year limited warranty
 - Bold lines and a clean, minimalist style complement contemporary architecture

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

EXTERIOR BOLLARD LIGHT SPEC SHEET:



ATLANTIS BOLLARD 15501SK
ATLANTIS ROUND SMALL BOLLARD
The bold, clean lines of the Atlantis bollards complement contemporary architecture for the ultimate in urban sophistication. Versatile, Atlantis is available in both round and square bollards and both large and small sizes. Atlantis is available in three classic finishes: Satin Black, Titanium, and Bronze.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	2"
HEIGHT:	20"
DEPTH:	2"
WEIGHT:	1.5lb

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	MR1127K
VOLTAGE:	12v
COLOR TEMP:	2700
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 35w
DIMMABLE:	No
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 48"

SHIPPING	
CARTON LENGTH:	23.3
CARTON WIDTH:	7
CARTON HEIGHT:	4.8
CARTON WEIGHT:	2.4

- PRODUCT DETAILS:**
- A wire ground spike is supplied
 - Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Photo-voltaic based off engine photometer
 - LED components carry a 3-year limited warranty
 - Bold lines and a clean, minimalist style complement contemporary architecture
 - Sleek black finish enhances design

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012
PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539
hinkley.com

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APPL
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

SHEET NAME
EXTERIOR LIGHTING & SIGNAGE

SHEET NUMBER
A003

NOT FOR CONSTRUCTION

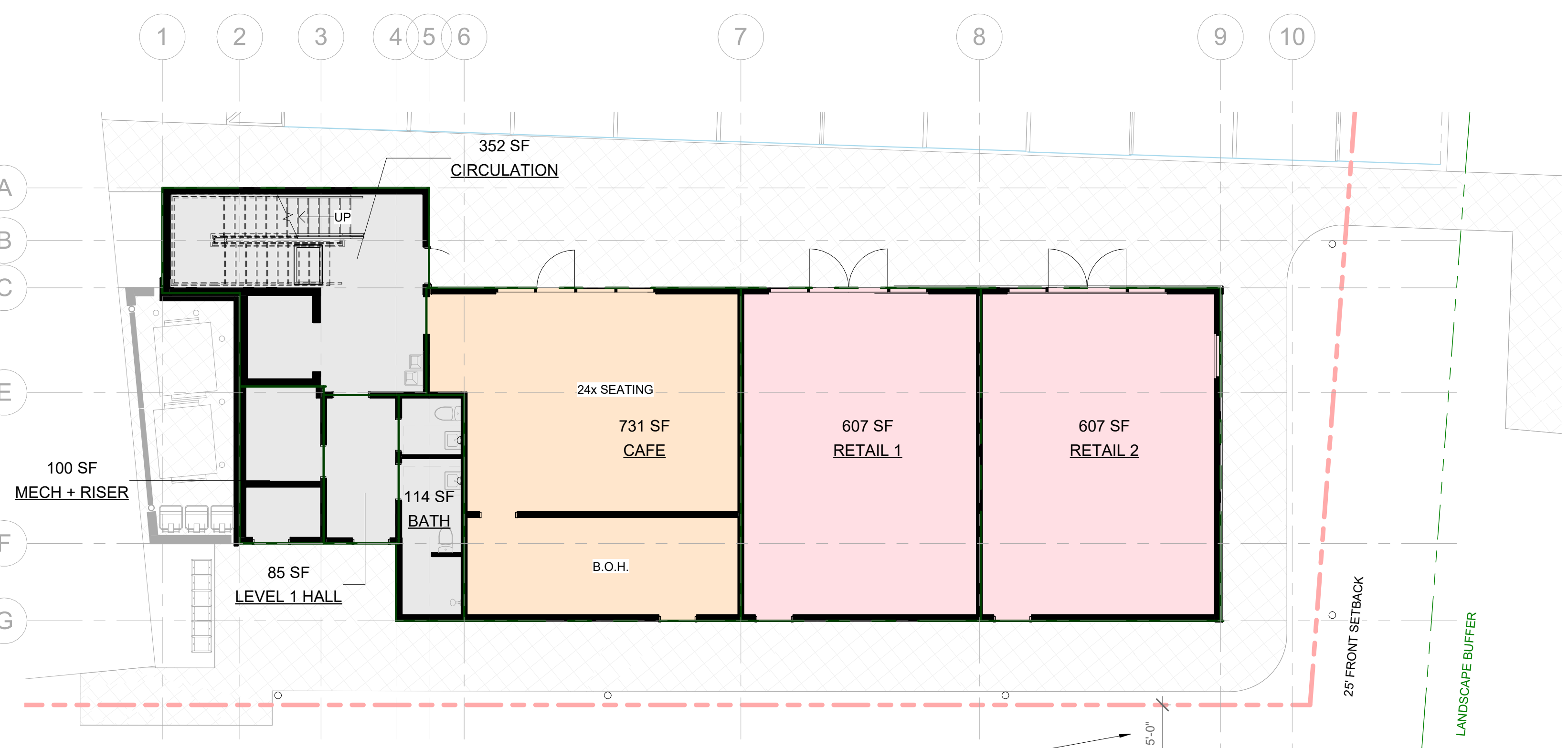
NOT FOR CONSTRUCTION

Area Schedule (Overall Floors)

Sort Order	Level	Name	Area
CAFE	Level 1	CAFE	731 SF
CAFE	Level 1	BATH	114 SF
MISC	Level 1	MECH + RISER	100 SF
MISC	Level 1	CIRCULATION	352 SF
MISC	Level 1	LEVEL 1 HALL	85 SF
MISC	Level 1		651 SF
RETAIL	Level 1	RETAIL 2	607 SF
RETAIL	Level 1	RETAIL 1	607 SF
RETAIL	Level 1		1214 SF
MISC	Level 2	CIRCUCLATION	352 SF
MISC	Level 2	MECH + RISER	100 SF
MISC	Level 2		452 SF
OFFICE	Level 2	LEVEL 2 OFFICE	2681 SF
OFFICE	Level 2		2681 SF
MISC	Level 3	CIRCULATION	150 SF
MISC	Level 3	RISER + MECH	100 SF
MISC	Level 3		250 SF
OFFICE	Level 3	LEVEL 3 OFFICE	2474 SF
OFFICE	Level 3		2474 SF
OFFICE	Level 3	L3 DECK	205 SF
OFFICE	Level 3		2724 SF
OFFICE EXTERIOR			205 SF
OFFICE EXTERIOR			205 SF
GRAND TOTAL:			8,659 SF

PROPOSED BUILDING OCCUPANCY & PARKING REQUIREMENTS
BASED ON CITY OF MOAB ZONING CODE, ALL GROSS SQUARE FOOTAGE & USABLE COVERED EXTERIOR SPACE INCLUDED IN CALCULATIONS.

	AREA TYPE	AREA SF	PARKING 'TYPE'	PARKS REQ
LEVEL 1	CAFE	731 SF	RESTAURANT, 1/200	3.6
	RETAIL 1	607 SF	RETAIL, 1/300	2.0
	RETAIL 2	607 SF	RETAIL, 1/300	2.0
	BATH	114 SF	RETAIL, 1/300	0.4
	HALL	85 SF	RETAIL, 1/300	0.3
	<i>THESE SPACES ARE CALCULATED SPECIFIED AS 'RETAIL' PER 25/10/09 DRT COMMENTS ON SITE PLAN APPLICATION</i>			
	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	352 SF	BUSINESS, 1/300	1.2
	<i>THESE SPACES 'BELONG' TO LEVELS ABOVE AS THEY DO NOT SERVE / WOULD NOT BE REQUIRED FOR GROUND LEVEL ALONE. TO BE CLASSIFIED AS 'OFFICE' DUE TO BEING ACCESSORY & CIRCULATION SPACES FOR THE RENTED SPACES ON L2 & L3.</i>			
	LEVEL 2	OFFICE	2,681 SF	BUSINESS, 1/300
LEVEL 2	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	352 SF	BUSINESS, 1/300	1.2
LEVEL 3	OFFICE	2,474 SF	BUSINESS, 1/300	8.2
	OFFICE DECK	205 SF	BUSINESS, 1/300	0.7
	MECH & RISER	100 SF	BUSINESS, 1/300	0.3
	CIRCULATION	150 SF	BUSINESS, 1/300	0.5
	TOTALS	TOTAL SF:	8,659 SF	PARKS REQUIRED:
	PARKING PROVIDED:		30 PARKS, INCL. 3X ACCESSIBLE SPACES	



W/C COUNT:
1x MIX TYP
1x MIX ADA

NO ACTUAL 5' SETBACK,
MAINTAINING MIN 5' DISTANCE
FROM PROPERTY LINE FOR
FIRE SEPARATION

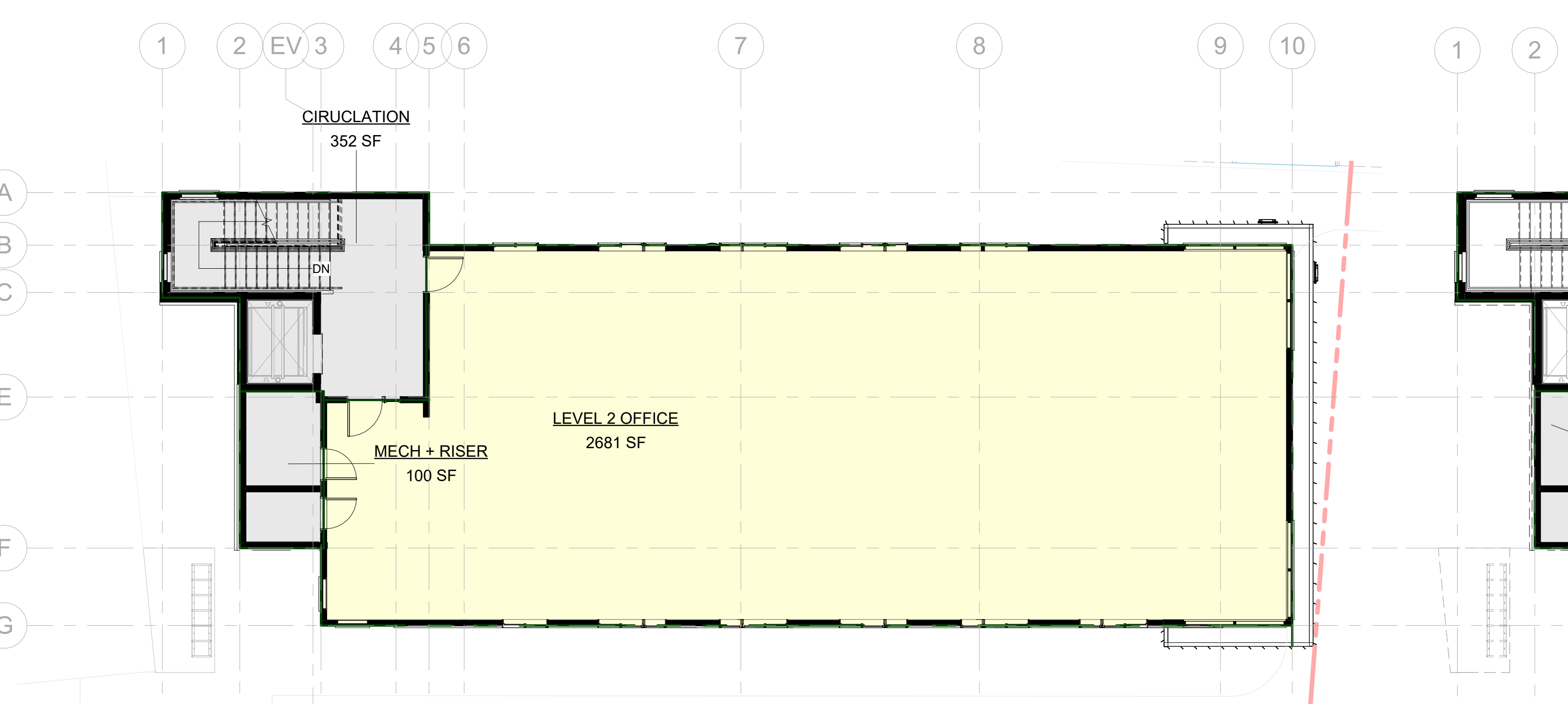
Area Type Legend

- CAFE
- MISC
- RETAIL

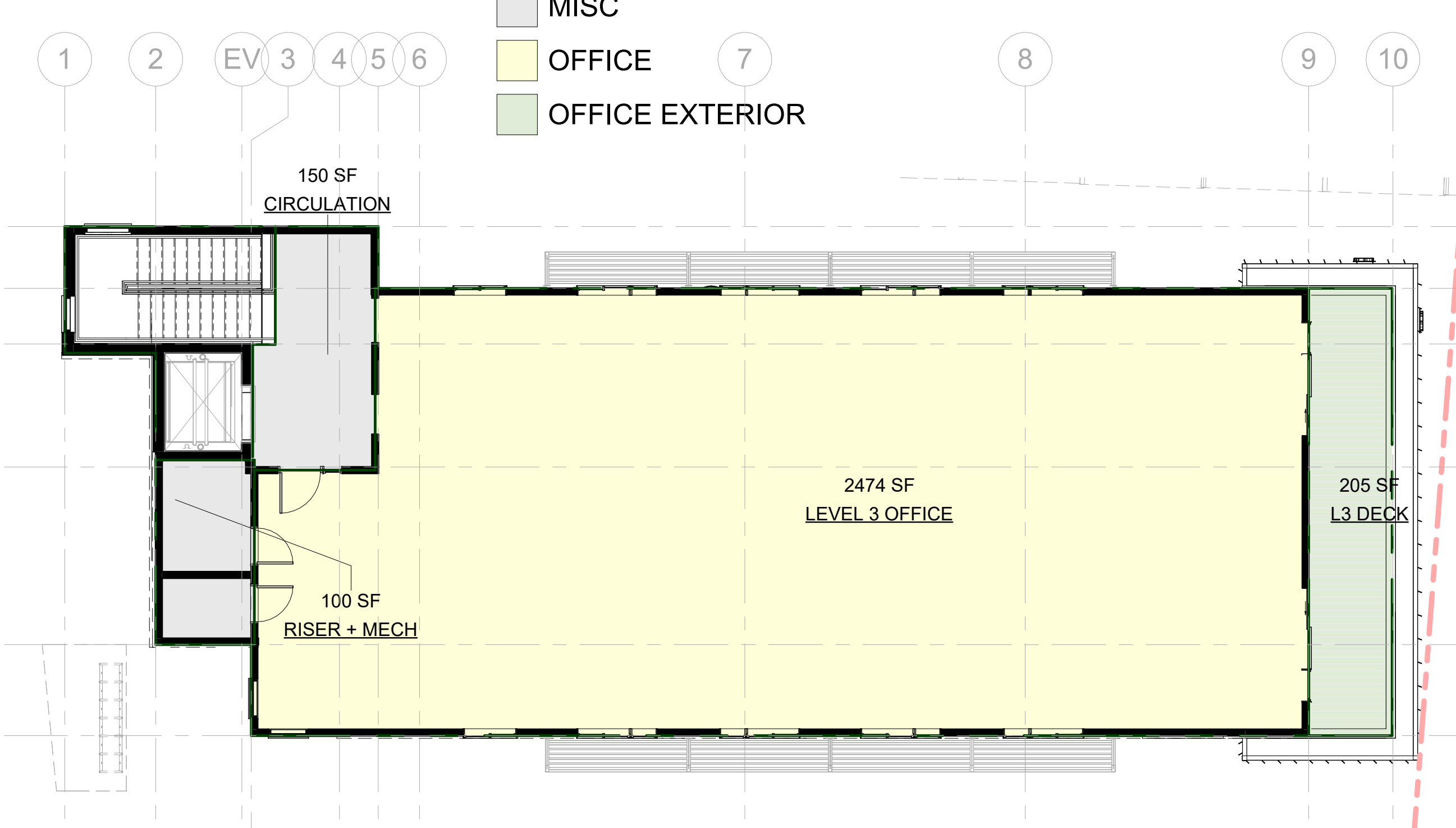
1 LEVEL 1 AREA PLAN
1/8" = 1'-0"

Area Type Legend

- MISC
- OFFICE
- OFFICE EXTERIOR



W/C COUNT:
TBD W/ RENTAL CLIENT



W/C COUNT:
TBD W/ RENTAL CLIENT

2 LEVEL 2 AREA PLAN
1/8" = 1'-0"

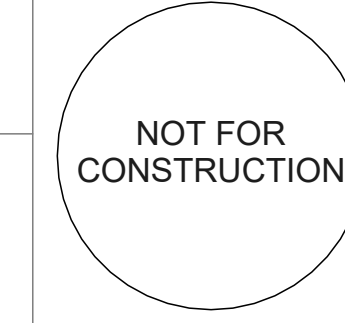
3 LEVEL 3 AREA PLAN
1/8" = 1'-0"

CONDITIONED INTERIOR L1:	2,597	GSF
CONDITIONED INTERIOR L2:	3,133	GSF
CONDITIONED INTERIOR L3:	2,724	GSF
CONDITIONED INTERIOR TOTAL:	8,454	GSF
COVERED EXTERIOR TOTAL:	205	SF

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:
24 03 22 PRE SITE PLAN APP
24 06 10 SITE PLAN APPL
25 09 24 SITE PLAN REV#1
25 11 10 SITE PLAN REV#2



SHEET NAME SHEET NUMBER

AREA PLANS **A050**



NOT FOR CONSTRUCTION

GENERAL NOTES:

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
- D. SEE SHEETS XXX FOR ASSEMBLY TYPES - ASSEMBLY TYPES TO BE DEVELOPED FURTHER WITH BUILDING DESIGN & SUBMITTED WITH PERMIT APPLICATION.
- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
- G. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX.
- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
- I. CENTER ALL DOORS ABOUT WALL SPACE U.N.O.
- J. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
- K. FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS / WORKSPACES, ETC.

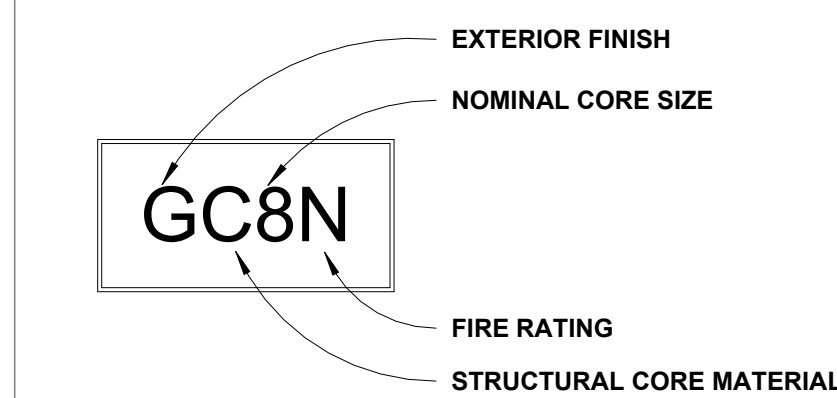
A DUAL LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.

CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.

PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name	ROOM DESIGNATION
101 150 SF	ROOM DESIGNATION
101	DOOR INDICATOR
11	WINDOW INDICATOR
XXXX	ELEVATION INDICATOR

WALL TYPE TAG LEGEND



SITE PLAN REV #1 25 09 12 - PLEASE NOTE:
BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24 06 10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SOFT.
TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

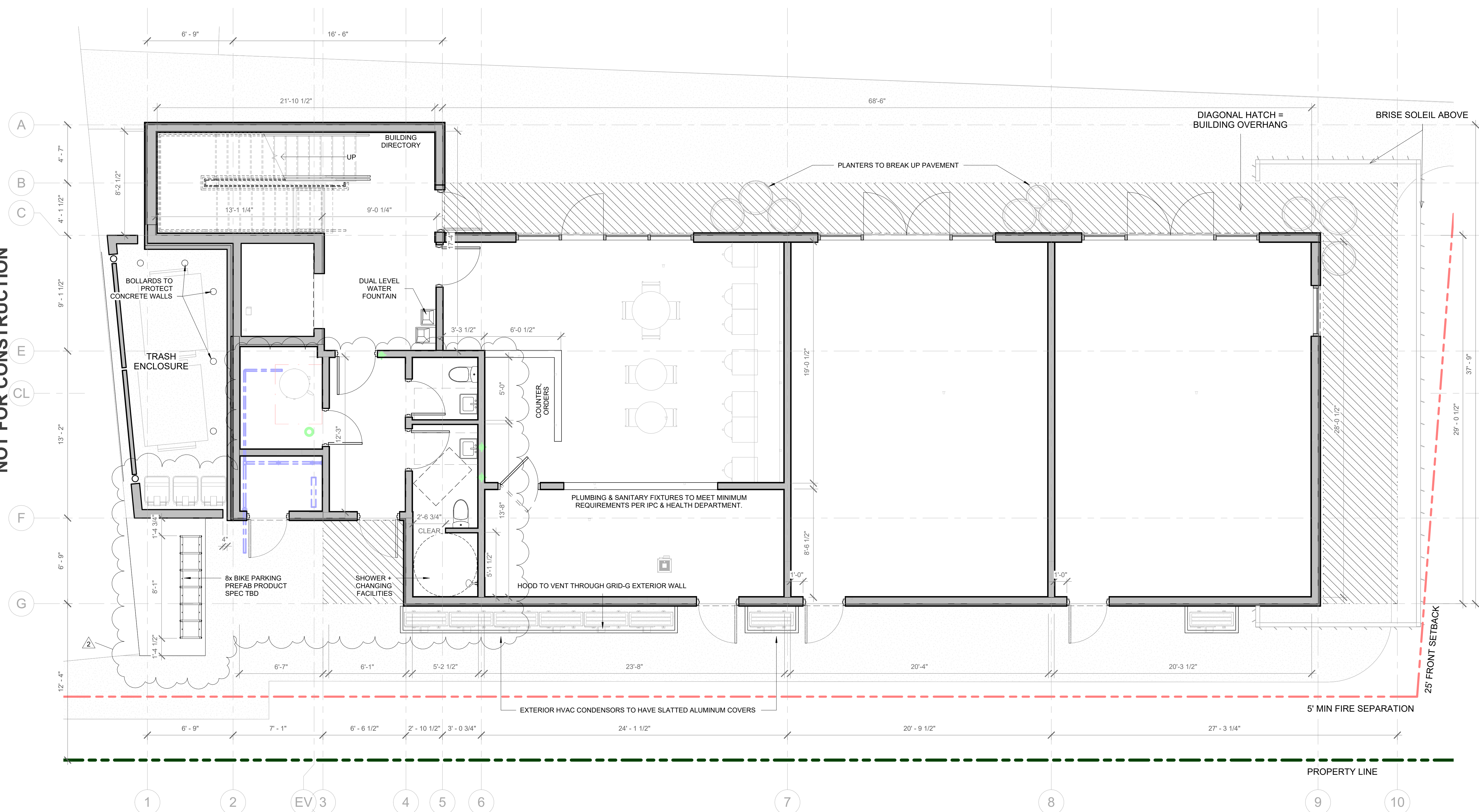
SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

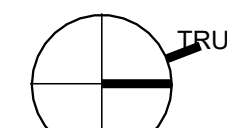
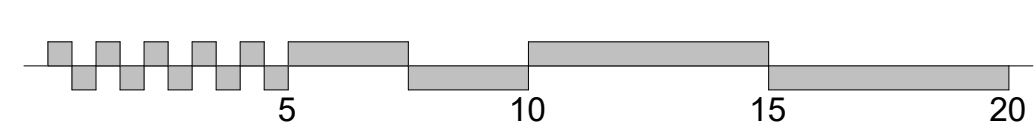
REVISIONS:	NOT FOR CONSTRUCTION
24 03 22 PRE SITE PLAN APP	
24 06 10 SITE PLAN APPL	
25 09 24 SITE PLAN REV#1	
25 11 10 SITE PLAN REV#2	

SHEET NAME FLOOR PLANS LEVEL 1	SHEET NUMBER A101
--	-----------------------------

NOT FOR CONSTRUCTION



1 LEVEL 1 FLOOR PLAN - RETAIL / HOSPITALITY
1/4" = 1'-0"



GENERAL NOTES:

- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
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- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
- G. REFER TO SPECIFICATIONS FOR INTERIOR FINISH INDEX.
- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
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- J. THE GENERAL CONTRACTOR AND/OR WINDOW MANUFACTURER/SUPPLIER SHALL BE RESPONSIBLE FOR ENSURING THAT SAFETY GLASS IS PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH 2012 IRC SECTION R308.4.
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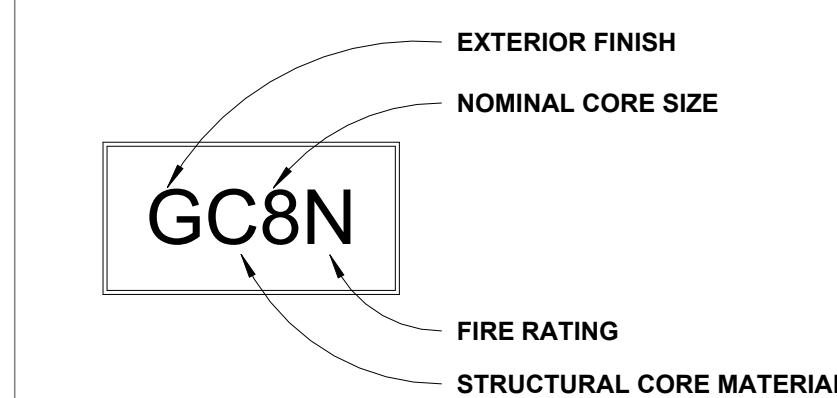
A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.

CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.

PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name		
101	ROOM DESIGNATION	
150 SF		
101	DOOR INDICATOR	
1t	WINDOW INDICATOR	
XXXX	ELEVATION INDICATOR	

WALL TYPE TAG LEGEND



SITE PLAN REV #1 25 09 12 - PLEASE NOTE:

BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24 06 10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SQ/FT.

TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

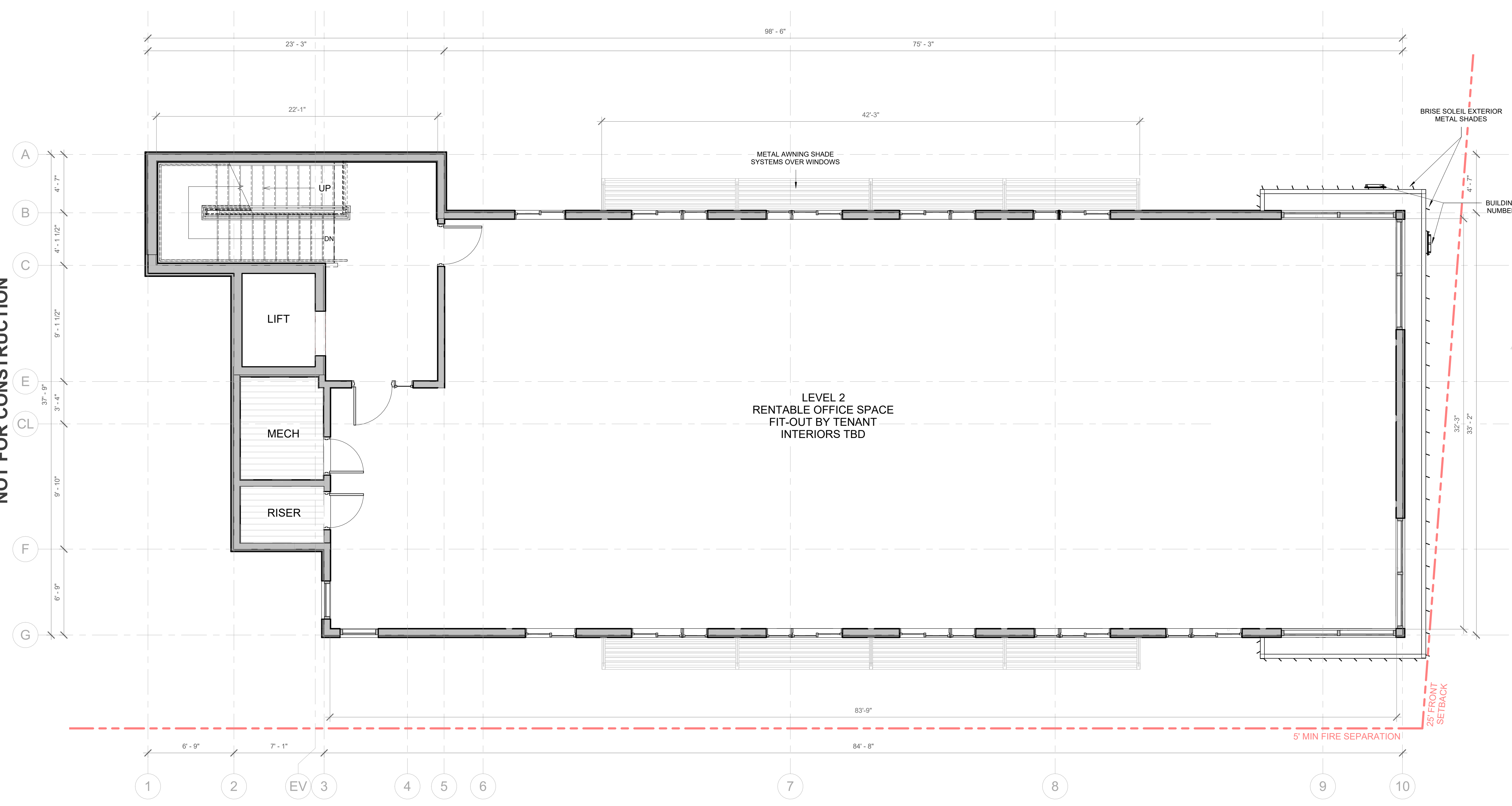
REVISIONS:	
24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

NOT FOR CONSTRUCTION

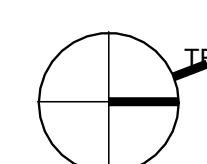
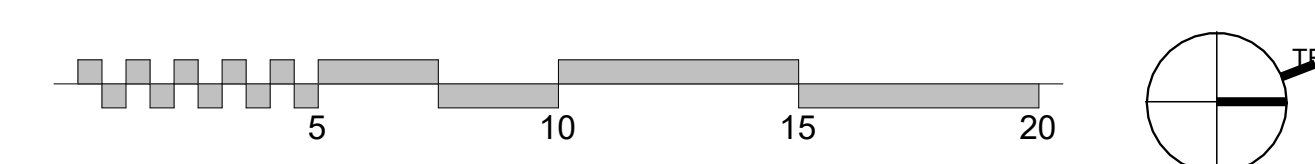
SHEET NAME
FLOOR PLANS LEVEL_2

SHEET NUMBER
A102

NOT FOR CONSTRUCTION



1 LEVEL 2 FLOOR PLAN - CLINIC OFFICE
1/4" = 1'-0"



GENERAL NOTES:

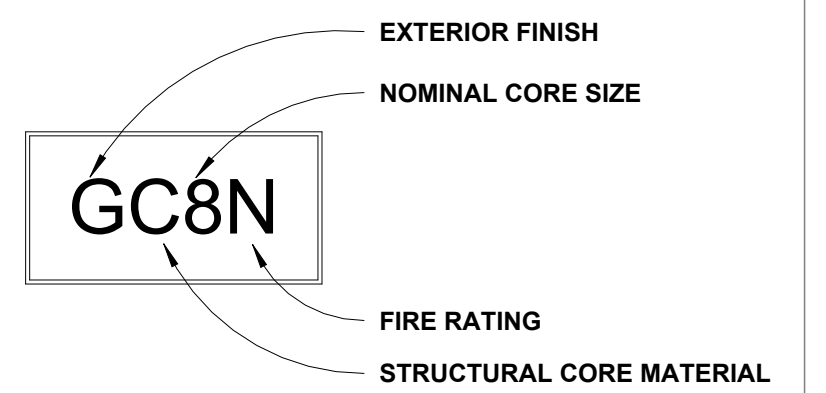
- A. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. HOLD ALL "CLEAR" INTERIOR ROOM DIMENSIONS TO FACE OF FINISH.
- C. COORDINATE F.E.C. (FIRE EXTINGUISHER CABINETS) LOCATIONS AND QUANTITY WITH LOCAL FIRE MARSHALL. WITH PERMIT SET SHALL BE SHOWN IN PLAN @ 75'-0" O.C. MAX SPACING.
- D. SEE SHEETS XXX FOR ASSEMBLY TYPES - ASSEMBLY TYPES TO BE DEVELOPED FURTHER WITH BUILDING DESIGN & SUBMITTED WITH PERMIT APPLICATION.
- E. SEE SHEETS A600 AND A601 FOR DOOR AND WINDOW SCHEDULES.
- F. ALL AUDIBLE AND VISUAL ALARMS SHALL COMPLY WITH PROVISIONS OF THE NFPA 72.
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- H. WATER CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
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A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.
CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.
PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.

Room name

101	ROOM DESIGNATION
150 SF	
101	DOOR INDICATOR
11	WINDOW INDICATOR
XXXX	ELEVATION INDICATOR

WALL TYPE TAG LEGEND



SITE PLAN REV #1 25 09 12 - PLEASE NOTE:

BUILDING FOOTPRINT, OVERALL SQUARE FOOTAGE, AND SOME SPACE ARRANGEMENTS HAVE BEEN ALTERED SINCE SITE PLAN APPLICATION 24 06 10. THIS WAS PRIMARILY DONE TO REDUCE OCCUPIED SQ/FT.

TRASH ENCLOSURE DESIGN HAS ALSO CHANGED.

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

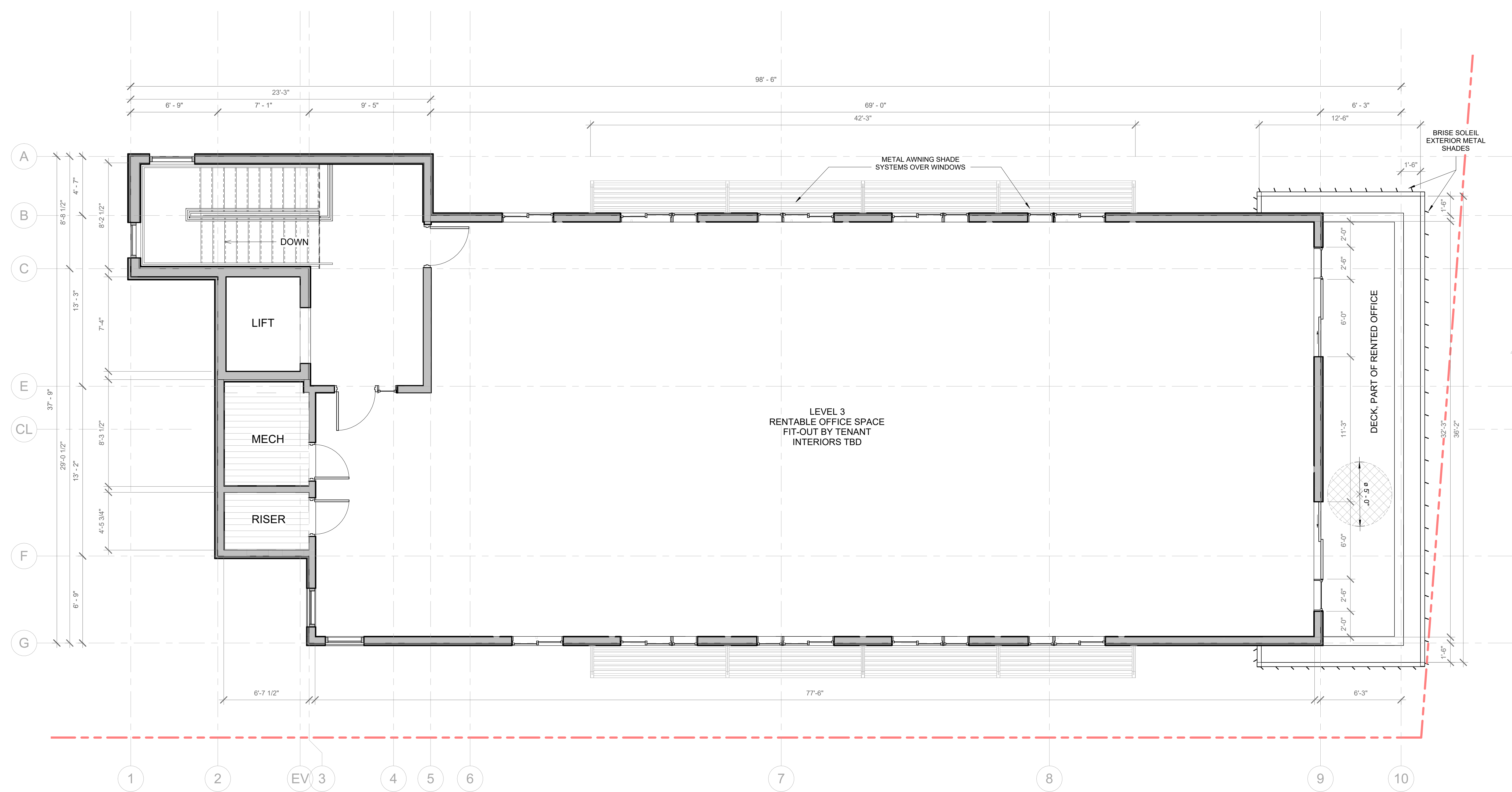
NOT FOR CONSTRUCTION

SHEET NAME
FLOOR PLANS LEVEL_3

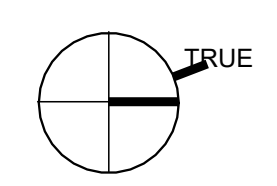
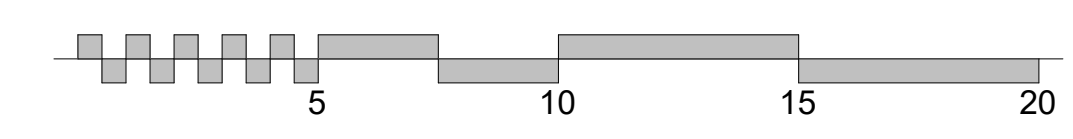
SHEET NUMBER

A103

NOT FOR CONSTRUCTION

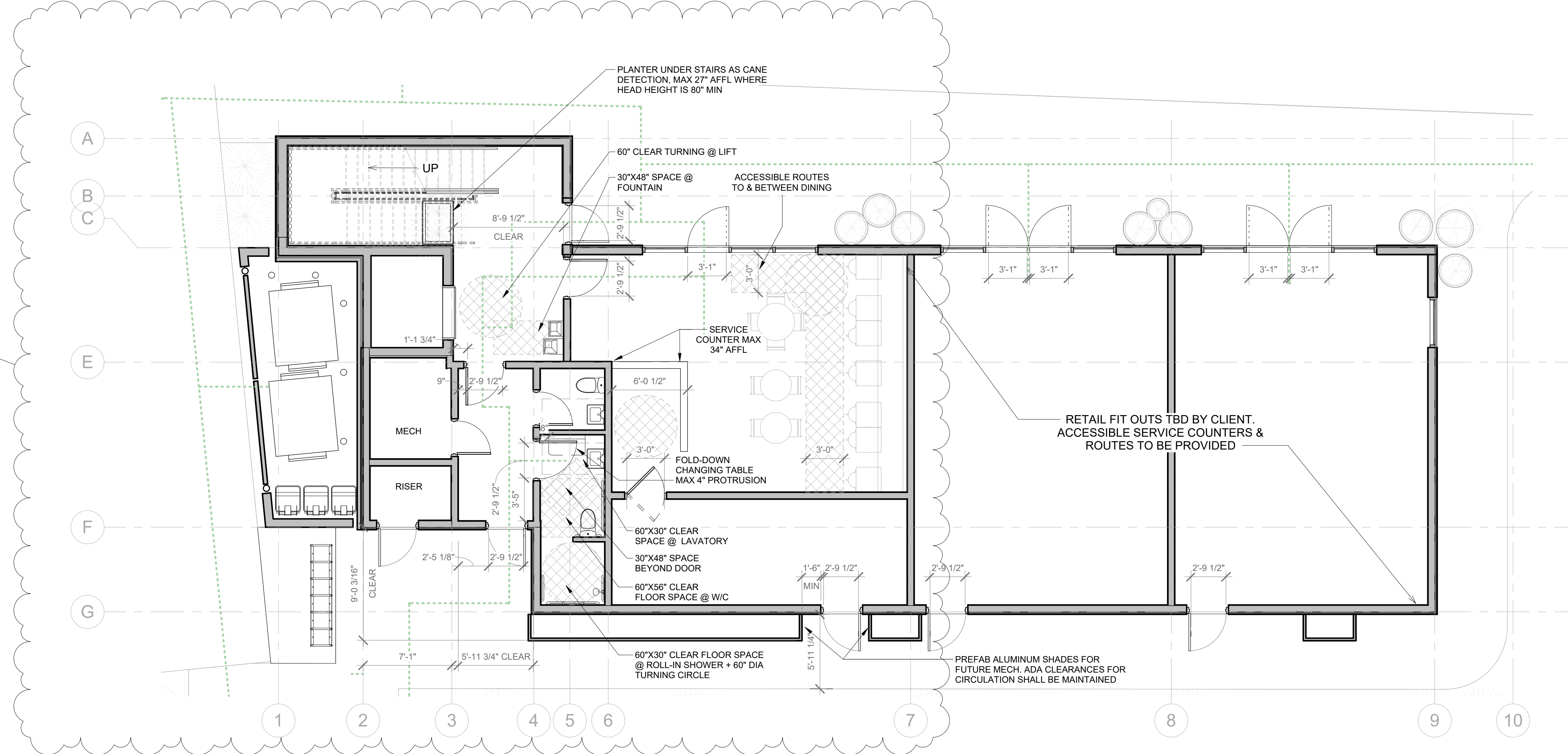


1 LEVEL_3 FLOOR PLAN - RENTED OFFICES
1/4" = 1'-0"

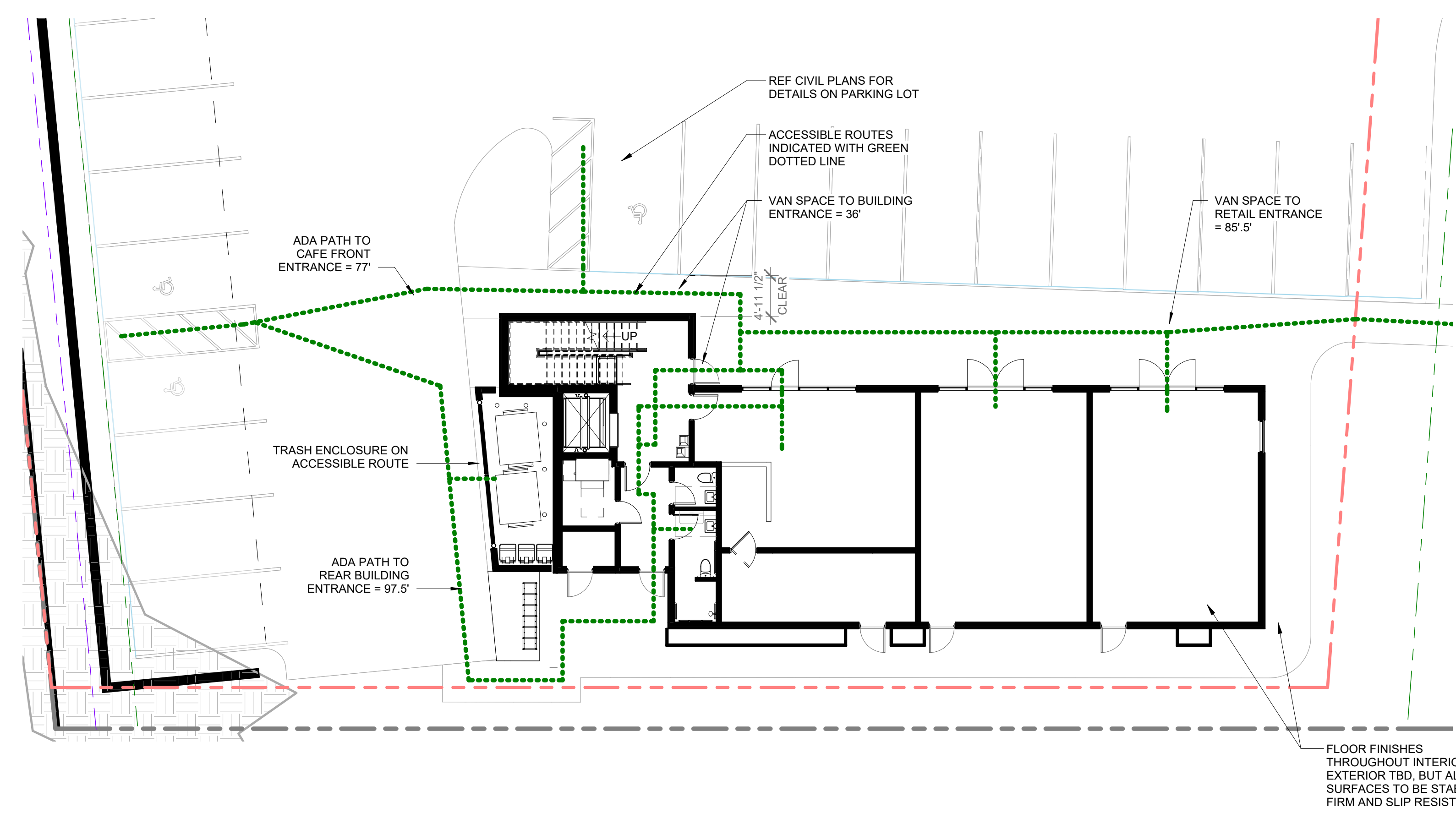


GENERAL NOTES:

- ALL DOOR DIMENSIONS SHOWN INDICATE CLEARANCE FROM JAMB TO FACE OF DOOR PANEL WHEN OPEN AT 90 DEGREES
- ALL DIMENSIONS ARE SHOWN AS 'CLEAR' TO FACE OF GWB
- ANY MISSING ADA DIMENSIONS (E.G. GRAB BARS, BLOCKING, ACCESSORIES ETC.) SHALL BE PROVIDED WITH BUILDING PERMIT APPLICATION, ON SHEET G300.
- ALL DOOR HARDWARE ON ALL ENTRY AND INTERNAL DOORS TO ADA GUESTROOMS & ADA BATHROOMS, ARE EASILY OPERABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- ALL OPERABLE PARTS WITHIN ADA SPACES INCLUDING FAUCETS, DRAPERY WANDS, LAMP AND HVAC CONTROLS, ARE EASILY OPERABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
- ALL ACCESSIBLE BATHROOM FLOORS ARE SLIP-RESISTANT
- PLUMBING BELOW LAVATORIES IS EITHER: BOXED IN WHILE PROVIDING ADEQUATE KNEE + TOE CLEARANCE, OR EXPOSED PLUMBING TO BE PROTECTED AGAINST CONTACT
- FIRE EXTINGUISHER CABINETS MAX 4" PROTRUSION FROM WALL. POSITIONED WITH CLEAR FLOOR SPACE BELOW FOR ADA ACCESS. BOTTOM OF CABINET 33.5" AFFL WITH OPERABLE PARTS MAX 48" AFFL.
- FLOOR FINISHES THROUGHOUT ACCESSIBLE ROUTES & AREAS TO BE STABLE, FIRM AND SLIP RESISTANT TO ALLOW FOR SAFE WHEELCHAIR ACCESS
- ANY TRANSITION BETWEEN FLOOR SURFACES MUST ABIDE BY ADA THRESHOLD REQUIREMENTS. DETAILS WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION.
- REFER TO CIVIL SET FOR ALL EXTERIOR GRADING & PAVEMENT / ROAD SLOPES
- FIT OUTS ON LEVELS 2 & 3 ARE TBD BY FUTURE CLIENTS. ACCESSIBILITY & ADA REQUIREMENTS SHALL BE MET - INCLUDING ACCESSIBLE ROUTES, RESTROOMS / PLUMBING FACILITIES, OPERATIONAL PARTS, WORKSPACES, ETC.
A DUAL-LEVEL ACCESSIBLE WATER FOUNTAIN IS TO BE PROVIDED ON EACH FLOOR, LOCATION TBD W/ FIT-OUT.
CURRENTLY EACH LEVEL IS PROVIDED WITH AN ACCESSIBLE LIFT & AN APPROPRIATE AREA OF REFUGE.
PLUMBING & SANITARY FIXTURE REQUIREMENTS SHALL BE MET ON ALL LEVELS.
- ACCESS TO L3 OFFICE DECK TO BE ACCESSIBLE. THRESHOLDS AT EXTERIOR DOORS & OPERATION OF DOORS TO BE ADA COMPLIANT. CLEAR ACCESS WIDTH MUST BE PROVIDED. DETAILING TO BE PROVIDED WITH BUILDING PERMIT SET. 60" DIA CLEAR TURNING TO BE PROVIDED ON DECK.
- A 30" X 48" AREA OF REFUGE TO BE PROVIDED AT EACH LEVEL OF CIRCULATION ABOVE GRADE.
- 30" X 48" CLEARANCE TO BE PROVIDED AT DUAL HEIGHT FOUNTAINS ON EACH LEVEL.
- 60" CLEAR TURNING CIRCLE TO BE PROVIDED AT ENTRANCE TO ELEVATOR ON EACH LEVEL.
- ACCESS DOORS FROM CIRCULATION TO OFFICE SPACES ON L2 & L3 TO BE ADA COMPLIANT IN CLEARANCE AND OPERATION. DETAILING TO BE PROVIDED WITH FUTURE PERMITS.



1 LEVEL 1 FLOOR PLAN - RETAIL / HOSPITALITY
3/16" = 1'-0"



5 GROUND LEVEL ADA CIRCULATION PATHS
3/32" = 1'-0"

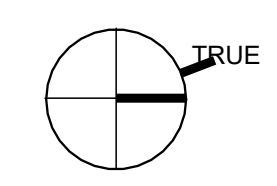
SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:
24 03 22 PRE SITE PLAN APP
24 06 10 SITE PLAN APPL
25 09 24 SITE PLAN REV#1
25 11 10 SITE PLAN REV#2

NOT FOR CONSTRUCTION

SHEET NAME: **SITE ADA PLANS**
SHEET NUMBER: **A160**




NOT FOR CONSTRUCTION

GENERAL NOTES:

- A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.
- B. SEE WINDOW SCHEDULE AND DETAILS SHEET FOR FURTHER INFORMATION.
- C. PROVIDE BACKER ROD & SEALANT AT PERIMETER OF ALL WALL PENETRATIONS.
- D. PROVIDE BACKER ROD & SEALANT BETWEEN ALL DISSIMILAR MATERIALS.
- E. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING INFORMATION.


MATERIALS

METAL SIDING:
CORTEN STEEL PANELS
**OR - CORRUGATED RUSTED METAL




MTS

STUCCO SIDING:
LIGHT GRAY STUCCO FINISH



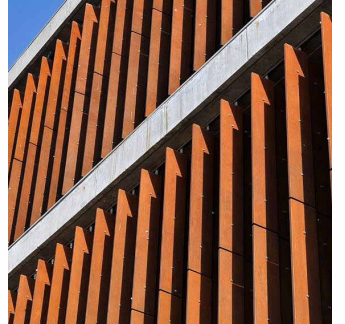
STS

PANEL SIDING:
DARK STUCCO WITH PATTERNED REVEALS



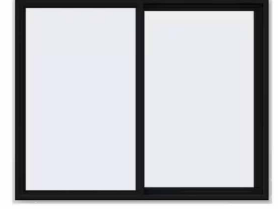
PNL

BRISE SOLEIL:
CORTEN METAL VERTICAL BRISE SOLEIL SHADE SYSTEM. DESIGN, SPEC, FINISH, ALL TBD.



BSL

WINDOWS AND DOORS
SPEC: TBD - BLACK FINISH, CLAD OR FIBERGLASS ASSEMBLY
MFR: TBD
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install



*** MATERIALS LISTED ABOVE ARE TO BE REFINED DURING THE BIDDING AND DESIGN DEVELOPMENT PHASE BEFORE EXACT SPECIFICATIONS ARE APPROVED BY OWNER & ARCHITECT

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:
24 03 22 PRE SITE PLAN APP
24 06 10 SITE PLAN APPL
25 09 24 SITE PLAN REV#1
25 11 10 SITE PLAN REV#2

NOT FOR CONSTRUCTION

SHEET NAME

SHEET NUMBER

ELEVATIONS

A201




NOT FOR CONSTRUCTION

GENERAL NOTES:


- A. SEE DOOR SCHEDULE AND DETAILS FOR FURTHER INFORMATION.
- B. SEE WINDOW SCHEDULE AND DETAILS SHEET FOR FURTHER INFORMATION.
- C. PROVIDE BACKER ROD & SEALANT AT PERIMETER OF ALL WALL PENETRATIONS.
- D. PROVIDE BACKER ROD & SEALANT BETWEEN ALL DISSIMILAR MATERIALS.
- E. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING INFORMATION.

MATERIALS


METAL SIDING:
CORTEN STEEL PANELS
**OR - CORRUGATED RUSTED METAL
MTS



STUCCO SIDING:
LIGHT GRAY STUCCO FINISH
STS



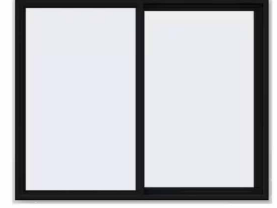
PANEL SIDING:
DARK STUCCO WITH PATTERNED REVEALS
PNL



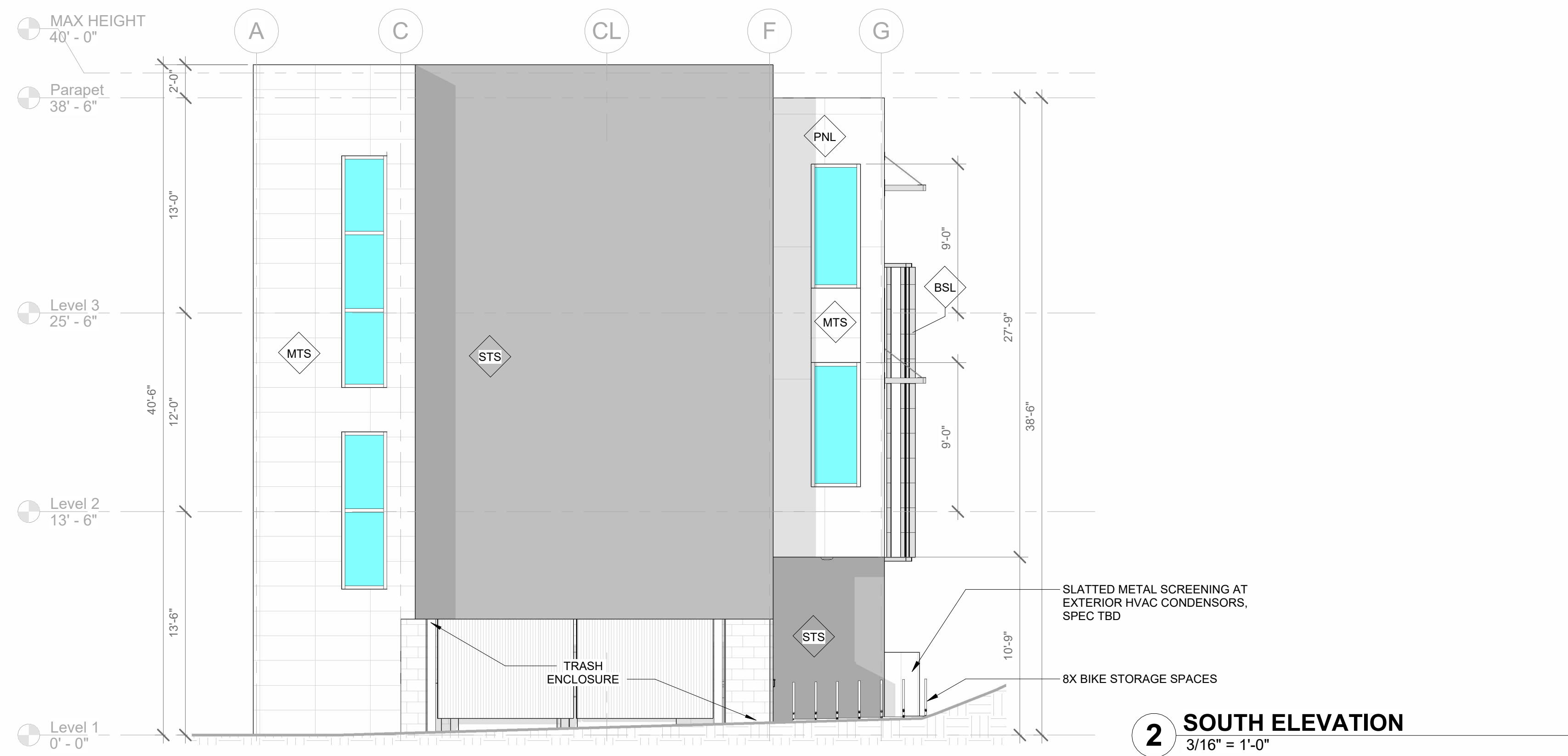
BRISE SOLEIL:
CORTEN METAL VERTICAL BRISE SOLEIL SHADE SYSTEM. DESIGN, SPEC, FINISH, ALL TBD.
BSL



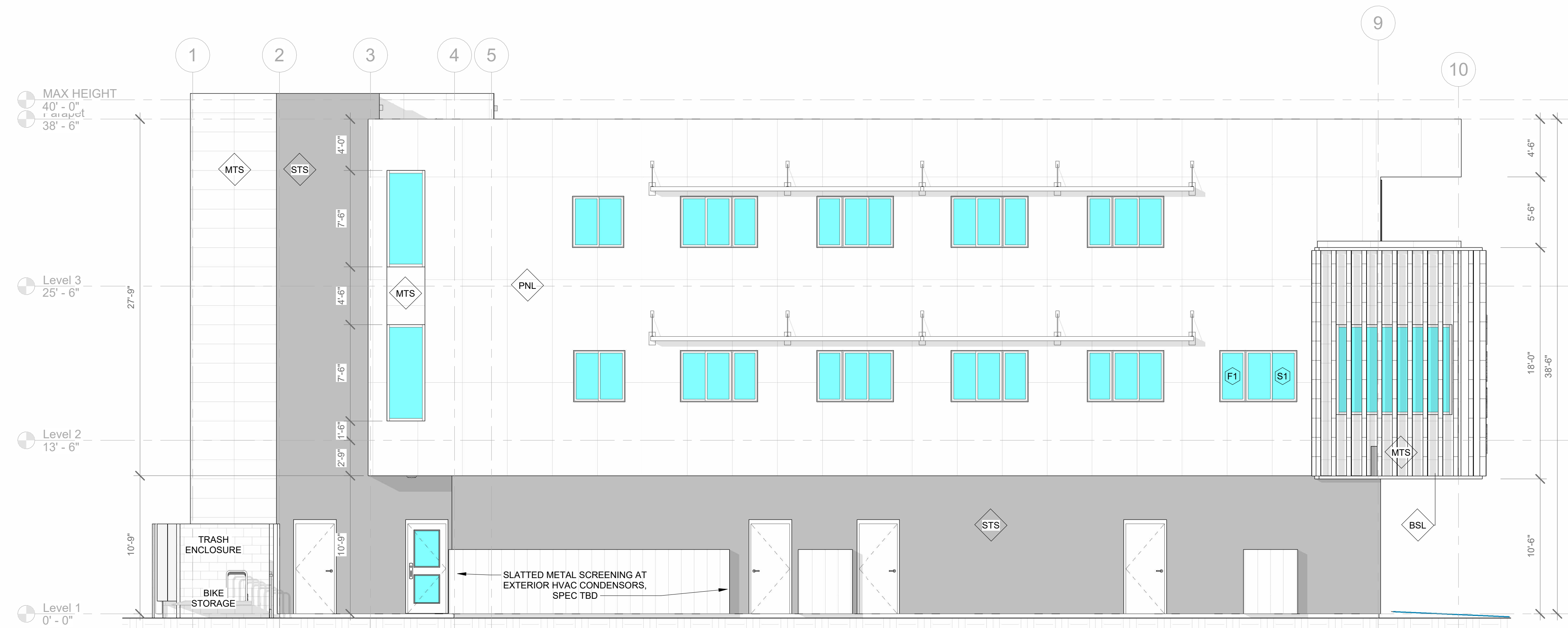
WINDOWS AND DOORS
SPEC: TBD - BLACK FINISH, CLAD OR FIBERGLASS ASSEMBLY
MFR: TBD
NOTE: Operable windows to have tested air infiltration rate of less than 0.2 CFM/sq.ft. Infiltration rate to be tested prior to install



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2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

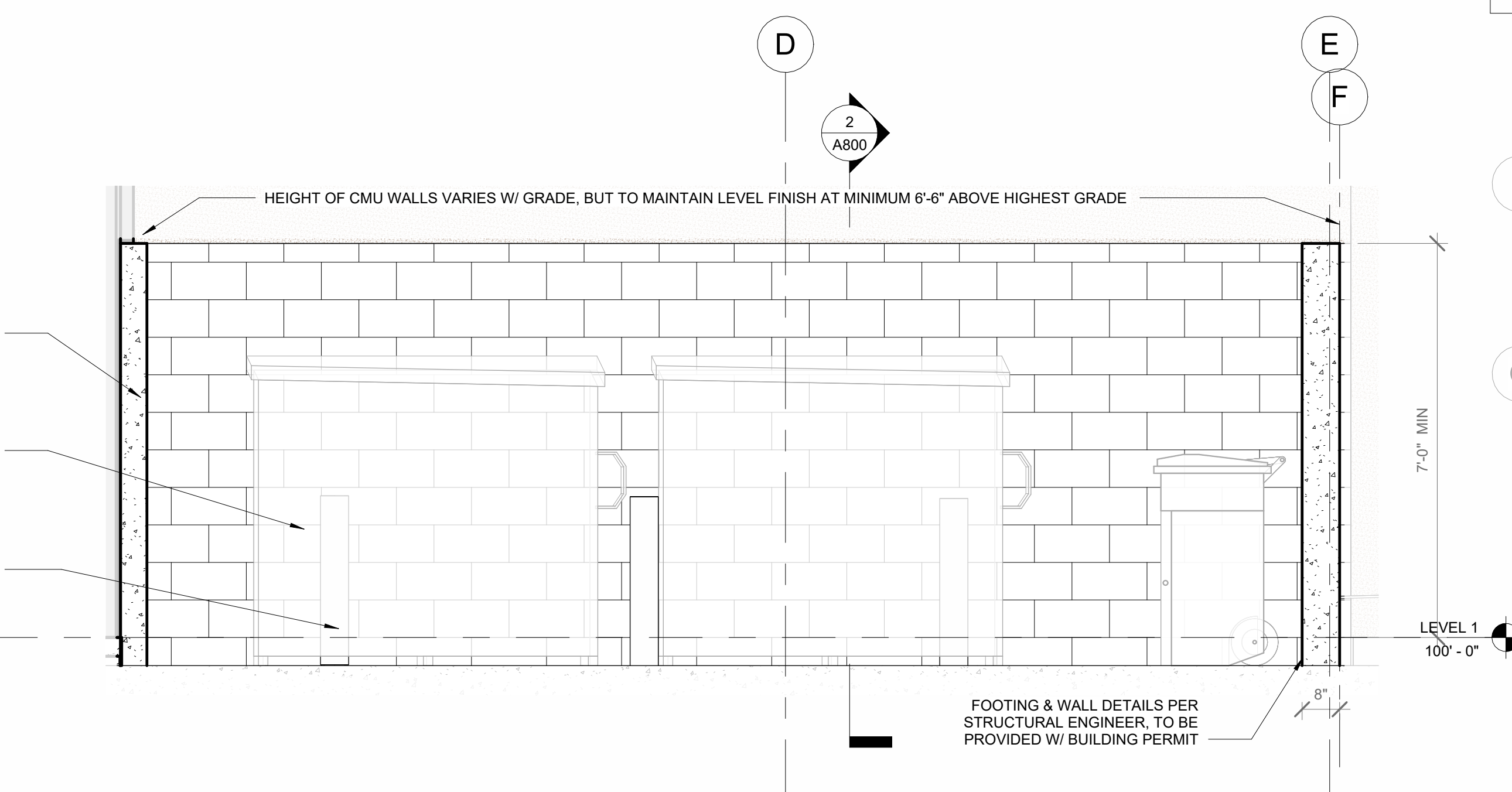
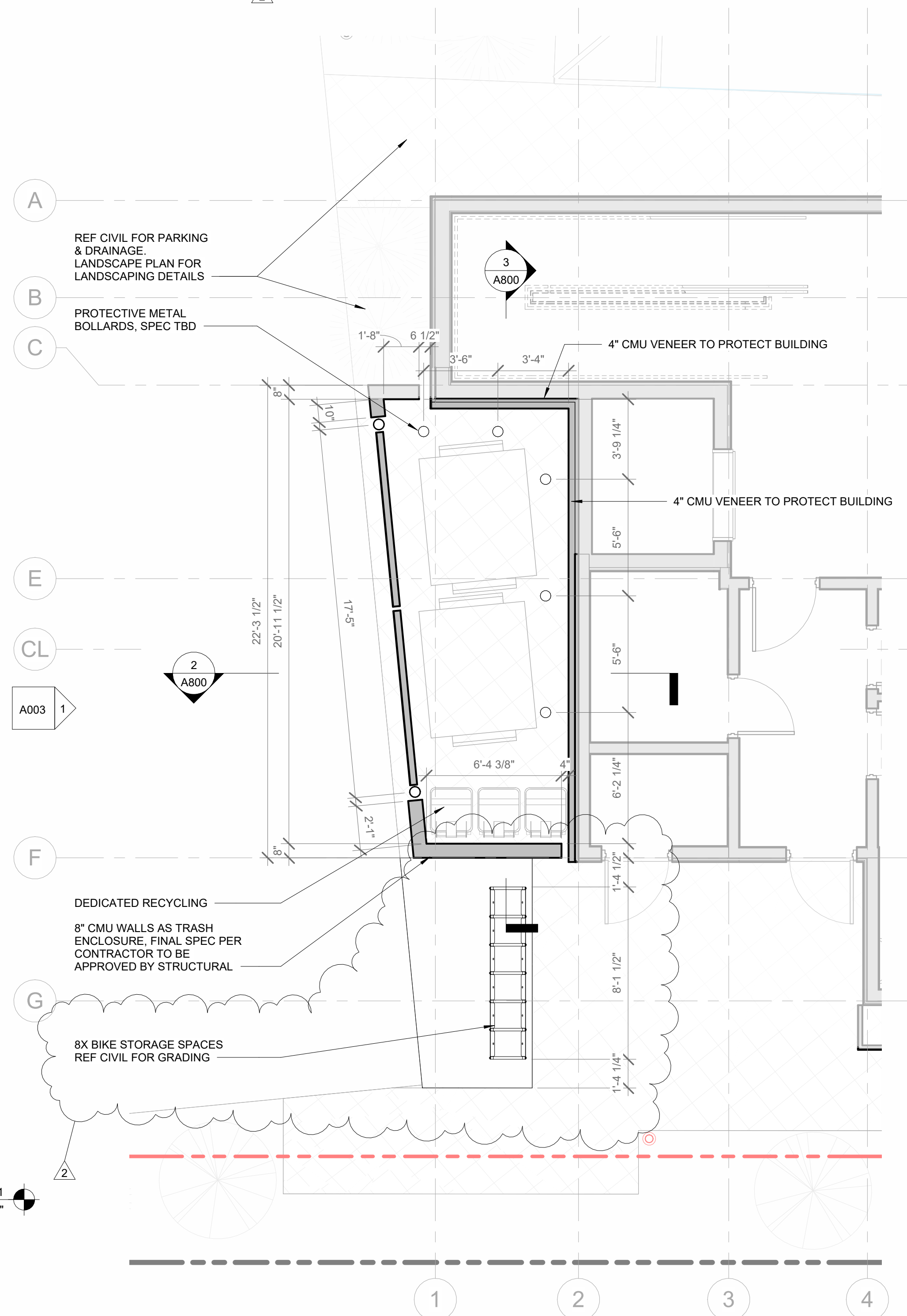
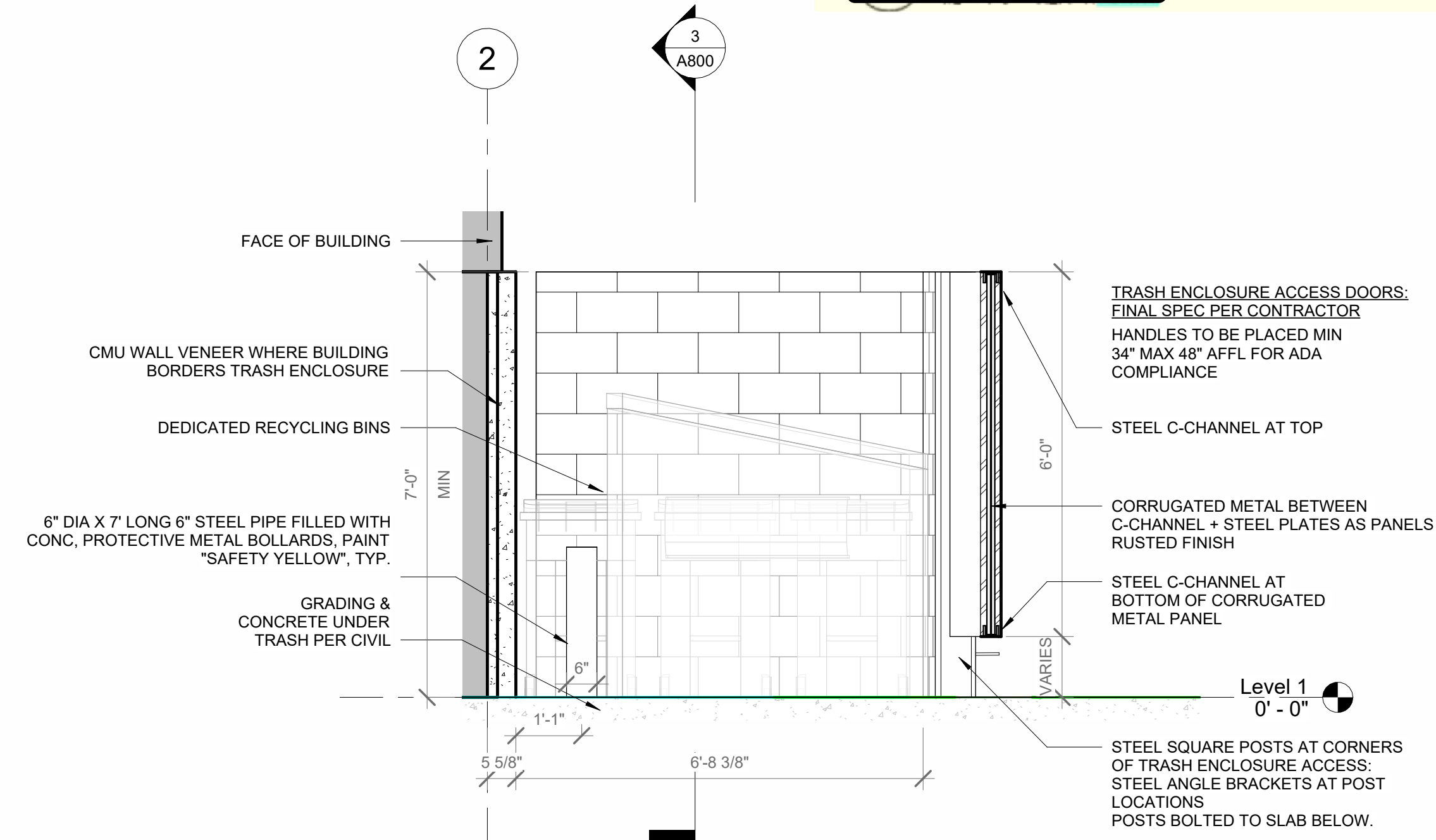
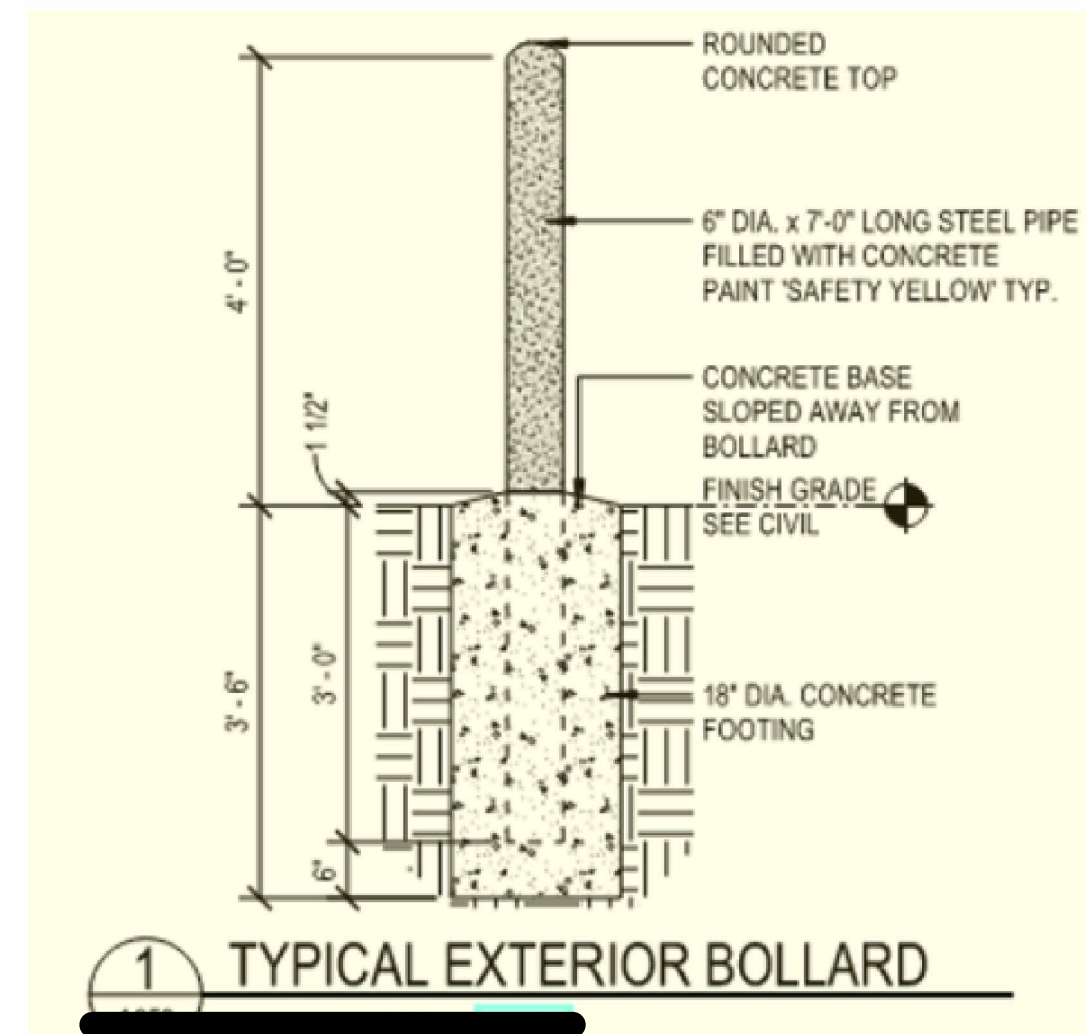
NOT FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
ELEVATIONS	A202

NOT FOR CONSTRUCTION



4 TRASH ENCLOSURE AXON



SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:

24 03 22	PRE SITE PLAN APP
24 06 10	SITE PLAN APPL
25 09 24	SITE PLAN REV#1
25 11 10	SITE PLAN REV#2

NOT FOR CONSTRUCTION

SHEET NAME SHEET NUMBER

TRASH ENCLOSURE **A800**

NOT FOR CONSTRUCTION



1 BUILDING FRONT FROM PARKING



5 SOUTH EAST CORNER, TRASH + STAIRS



2 NORTH WEST, MAIN STREET FRONT



4 SOUTH WEST CORNER



3 NORTH EAST, BUILDING REAR

SHUMWAY - MIXED USE

1082 S MAIN STREET
MOAB, UT 84532

REVISIONS:
24 03 22 PRE SITE PLAN APP
24 06 10 SITE PLAN APPL
25 09 24 SITE PLAN REV#1
25 11 10 SITE PLAN REV#2

NOT FOR
CONSTRUCTION

SHEET NAME

EXTERIOR
AXONS

SHEET NUMBER

A901

NOT FOR CONSTRUCTION

THE CITY OF
MOAB



EST. 1902

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

Municipal Code Analysis

17.67

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

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

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

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

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

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

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

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

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

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



TITLE: Consideration and Possible Recommendation of Moab Ordinance No. 2026-01 An Ordinance to Annex the Property Located at 486 Riversands Road, Moab, UT 84532, into the City of Moab.

DISPOSITION: Discussion and possible action

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

ATTACHMENT/S:

- Exhibit 1 Recorded Pre-Annexation Agreement
- Exhibit 2 Staff Report
- Exhibit 3 Petition for Annexation
- Exhibit 4 Annexation Certification
- Exhibit 5: Draft Ordinance

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 forward a negative Recommendation to the City Council

RECOMMENDED MOTION:

I move to forward a Positive Recommendation to Moab City Council on Moab Ordinance No. 2026-01, An Ordinance to approve the Annexation of property located at 486 Riversands Road, Moab, Utah 84532.

SUMMARY:

On September 24th, 2024 Moab City Council approved the Bisco Properties, LLC Pre-Annexation Agreement Red Rock Flats Pre-Annexation Agreement for property located at 486 River Sands Road , Moab UT 84532. On October 27th, 2025 the City Recorder received a petition to annex the property. On November 11th, 2025 the City Council accepted the petition to annex. The petition is now before the Moab City Planning Commission for analysis and review according to the annexation policy plan and for recommendations with respect to the appropriate zoning.



MOAB CITY PLANNING COMMISSION AGENDA

January 8, 2026

RELEVANT LAWS, STUDIES & PLANS:

Utah Code § 10-2-807

RESPONSIBLE DEPARTMENT:

City Council, City Recorder, City Planning.

FINANCIAL IMPACT:

N/A

WHEN RECORDED RETURN TO:

City of Moab
Attn: City Recorder
217 E Center Street
Moab, UT 84532

Ent 555459 Bk 973 Pg 61-82
Date: 10-APR-2025 12:37:25PM
Fee: None Filed By: GKN
GINA K NELSON, Recorder
GRAND COUNTY CORPORATION
For: CITY OF MOAB

Parcel No. [03-0035-0035]

PRE-ANNEXATION AGREEMENT FOR THE BYRD PROPERTIES

THIS PRE-ANNEXATION AGREEMENT (“**Pre-Annexation Agreement**”) is entered by and among Bisco Properties, LLC (“**Property Owner**”), a Utah limited liability company, and the CITY OF MOAB, a municipality and political subdivision of the State of Utah (the “**City**”). Property Owner and the City are hereinafter sometimes referred to individually as a “**Party**” or collectively as the “**Parties**” as the context may require.

RECITALS

A. Property Owner is the Owner of one parcel totaling approximately 1.38 acres of real property that is currently located in Grand County and is not located in the City at approximately 486 River Sands Road, Grand County, Utah, as more fully described in **Exhibit A**, which is attached hereto and incorporated by this reference (the “**Property**”).

B. The Property’s current zoning designation in Grand County is “Rural Residential” in the Grand County Land Use Code 2.5 and is identified at 3.1 use table as an approved for Household Dwelling, as a single-family, two-family, townhouse or manufactured home use, and that such use is “permitted by right”.

C. The Property currently includes existing commercial buildings that are used for storage and a contract laundry facility for a property management company, as well as two trailers that are used for workforce housing.

D. If the City annexes the Property, the Property Owner desires to subdivide the Property into two parcels: (1) one parcel encompassing the existing commercial buildings that would be subject to the City’s “C-2 Commercial-Residential Zone” (the “**Commercial Parcel**”); and (2) a second parcel where the trailers are located which would be subject to the City’s “R-3 Multi-Household Residential Zone” (the “**Residential Parcel**”).

E. The Parties have been in discussions regarding the Property Owner annexing the Property annexing into the City and have agreed that if the City annexes the Property, 100% any residential development that may take place within the Residential and Commercial Parcels will be subject to the City’s Actively Employe Household (“**AEH**”) requirements as set forth in Chapter 17.64 of the Moab Municipal Code.

F. It is the intent of this Pre-Annexation Agreement to provide a clear understanding of the zoning for the use and future development of the Property in accordance with Chapter 17.21 of the Moab Municipal Code, C-2 Commercial Residential Zone and to be in compliance with the

provisions of the Moab Municipal Code and other applicable land use regulations (collectively “**Land Use Regulations**”).

G. This Pre-Annexation Agreement is also intended to provide a clear understanding of the legal requirements and procedure that governs the annexation of the Property, including but not limited to Chapter 1.32 of the Moab Municipal Code and Utah Code § 10-2-401, *et seq.*

H. The City, acting pursuant to its authority under Utah Code § 10-9a-101, *et seq.* has made certain determinations with respect to the Property, and in the exercise of its legislative discretion, has elected to approve this Pre-Annexation Agreement after all necessary procedures have been conducted.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals and Exhibits are hereby incorporated by reference as part of this Pre-Annexation Agreement.
2. **Annexation to City of Moab.** Utah law encourages development to take place within the boundaries of cities and towns where land is within a city’s annexation declaration area. The Property is within the “General Plan annexation area boundary description” identified in the Moab Municipal Code 1.32.030 of the City’s declaration area. See **Exhibit B**.
3. **Petition.** The Property Owner shall follow the applicable laws, regulations, and ordinances, including but not limited to Utah Code § 10-2-401, *et seq.* and Moab Municipal Code Chapter 1.32 (collectively, the “**Annexation Process**”) in seeking annexation of the Property. Upon receipt of a complete Petition that complies with all applicable legal requirements, the City shall complete its review process in accordance with the Annexation Process.
4. **Decision on Petition.**
 - 4.1. The City shall use all reasonable efforts to either approve or reject the Property petition as soon as reasonably practicable and without undue delay in accordance with the requirements of the Annexation Process. If reasonable circumstances require additional time (such as Property Owner’s failure to provide legally required information, third party protest, or state or local mandated notice provisions), both parties shall continue to cooperate to expedite the review to the extent the Annexation Process allows. Property Owner shall provide at least 14 days written notice of its intent to withdraw the petition unless the City Council votes to annex. Property Owner agrees it shall not withdraw the petition prior to the City Council rendering a final decision/vote.
 - 4.2. The Parties agree and acknowledge that the proposed annexation will leave unincorporated islands if the City approves the proposed annexation and that Section 1.32.030.C.1.d of the Moab Municipal Code states that annexations “must not create unincorporated islands

within the boundaries of the City.” The Parties further recognize, however, that Section 1.32.030.C of the Moab Municipal Code states that any additional imposed by the City shall be “together” with the criteria established by State law. Utah Code § 10-2-402 allows municipalities located in “specified counties,” such as Grand County, to approve annexation petitions that would leave an unincorporated island if: (1) the area is within the municipality’s expansion area; (2) the specified county in which the area is located and the annexing municipality agree to the annexation; (3) the area is not within the area of another municipality’s annexation policy plan; and (4) the annexation is for the purpose of providing municipal services to the area. The City makes no guarantee that the proposed annexation will satisfy these requirements and the City is under no obligation to secure an agreement with Grand County to allow the annexation under Utah Code § 10-2-402(1)(b)(iii)(C).

5. Zoning Upon Annexation. It is agreed that upon the issuance of a Certificate of Annexation by Lieutenant Governor that the Commercial Parcel shall be zones as “C-2 Commercial-Residential” and the Residential Parcel shall be zoned as “R-3 Multi-Household Residential Zone” subject to the provisions of Chapters 17.21 and 17.48 of the Moab Municipal Code, respectively.

6. Development Requirements. If the City grants the petition, the following shall be express conditions of the annexation in addition to any other requirements set forth in applicable law, regulation, and ordinance:

6.1. Site Plan. The Residential Parcel shall be developed into a 20-unit multi-family development as forth in the attached site plan attached hereto as **Exhibit C** hereto (the “**Project**”).

6.2. Compliance with Laws. The Property Owner agrees to comply with all laws, regulations, and ordinances in subdividing and developing the Property, including but not limited to limited to Titles 16 and 17 of the Moab Municipal Code.

6.3. Minor Subdivision Process. The Parties agree and acknowledge that:

6.3.1. Section 16.08.020 of the Moab Municipal Code allows for the sale of lots in subdivisions of less than five lots (“**Minor Subdivisions**”) after the recording of a final plat if certain conditions are met;

6.3.2. It is the Property Owner’s intent to subdivide the Property pursuant to the Minor Subdivision process set forth in Section 16.08.020 of the Moab Municipal Code; and

6.3.3. If the City annexes the Property, it will process the subdivision of the Property in accordance with the Minor Subdivision process if the subdivision satisfies the conditions of Section 16.08.020 and any other applicable portions of the Moab Municipal Code. The City shall be under no obligation to process the subdivision as Minor Subdivision if the subdivision does not qualify as Minor Subdivision.

6.4. AEH Requirements and Restrictive Covenant Agreement. The Parties agree that any annexation of the Property the City may approve shall be subject to the express condition that 100% of any residential units constructed within the Residential Parcel or the Commercial Parcel shall be

subject to the City's AEH requirements as set forth in Chapter 17.06 of the Moab Municipal Code. Upon completion of the Project and during its operation, the Property Owner shall execute a restrictive covenant agreement to be recorded against the Property in substantially the same form as **Exhibit D**.

7. **Vested Rights.**

7.1. *Vested Rights.* If the City approves a petition to annex the Property:

7.1.1. The Property will be subdivided into two parcels, with the Commercial Parcel qualifying for annexation into the "C-2 Commercial Residential Zone" and the Residential Parcel qualifying for annexation into the "R-3 Multi-household Residential Zone" as set forth in Chapters 17.21 and 17.48 of the Moab Municipal Code; and

7.1.2. The Property Owner shall have vested rights to develop the Property in accordance with and subject to compliance with the terms and conditions of the City's Land Use Regulations in effect when the Property Owner submits a complete land use application pursuant to Utah Code § 10-9a-509 or applicable successor statute.

7.2. *Commercial Parcel Uses.* The Parties agree and acknowledge that the existing storage facility and laundry facility as currently located and operated on the Commercial Parcel are legal non-conforming uses under the City's "C-2 Commercial-Residential Zone" As legal non-conforming uses, the Parties agree and acknowledge that the uses can continue as is if the City annexes the Commercial Parcel into the C-2 Zone but that any improvements or changes to the existing storage and laundry facility must comply fully with the City's ordinances and regulations

7.3. *Residential Zoning.* The Parties agree and acknowledge that the "R-3 Multi-household Residential Zone" will allow for private property development of roughly 20 detached dwelling units, stick built construction, which will be rented as workforce housing under single ownership management (Multi-Household Apartment/Court Apartment concept, detached).

7.4. *Reserved Legislative Powers.* The Parties agree and acknowledge that nothing in this Agreement requires the City to approve any annexation petition the Property Owner may file and that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Property Owner under the terms of this Pre-Annexation Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of the Property Owner under this Pre-Annexation Agreement shall be of general application to all development activity in the City; and, unless the City declares an emergency, Property Owner shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Property under the compelling, countervailing public interest exception to

the vested rights doctrine.

8. Successors and Assigns.

8.1. *Binding Effect.* This Pre-Annexation Agreement shall be binding upon all successors and assigns of Property Owner in the ownership or development of any portion of the Property.

8.2. *Assignment.* Neither this Pre-Annexation Agreement nor any of its provisions, terms or conditions may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Pre-Annexation Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City may also be evidenced by letter from the City to Property Owner or their successors or assigns. Any such assignment shall require the assignee to sign a form of acknowledgement and consent agreeing to be bound by the terms of this Pre-Annexation Agreement.

9. Default.

9.1. *Notice.* If Property Owner or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by Property Owner, then the City shall also provide a courtesy copy of the notice to Property Owner.

9.2. *Contents of the Notice of Default.* The Notice of Default shall:

9.2.1. **Claim of Default.** Specify the claimed event of default; and

9.2.2. **Identification of Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Pre-Annexation Agreement that is claimed to be in default; and

9.2.3. **Specify Materiality.** Identify why the default is claimed to be material.

9.3. *Meet and Confer.* Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

9.4. *Remedies.* If, after meeting and conferring, the Parties are not able to resolve the default, then the Parties may have the following remedies:

9.4.1. **Legal Remedies.** The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.

9.4.2. **Enforcement of Security.** The right to draw on any security posted or provided in connection with the development of the Property and relating to remedying of the particular default.

9.4.3. **Withholding Further Development Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Property and on those properties owned by the defaulting party.

9.5. *Public Meeting.* Before any remedy in Section 9.4 may be imposed by the City, the party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.

9.6. *Emergency Defaults.* Anything in this Pre-Annexation Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 9.4 without meeting the requirements of Sections 9.1, 9.2 or 9.3. The City shall give Notice to Property Owner and/or any applicable successor or assign of any public meeting at which an emergency default is to be considered and the allegedly defaulting party shall be allowed to address the Council at that meeting regarding the claimed emergency default.

9.7. *Extended Cure Period.* If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

10. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

11. Force Majeure. All time period imposed or permitted pursuant to this Pre-Annexation Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Property; or (b) by events reasonably beyond the control of Property Owner including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Property Owner or their successors.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended or if mailed be by certified mail, return receipt requested, postage prepaid to such Party at its address shown below:

Bisco Properties, LLC
3244 Rim Vista Cir.
Moab, UT 84532

City of Moab
Attn: City Recorder
217 E Center Street
Moab, UT 84532

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this Section.

13. **Agreement to Run with the Land.** This Pre-Annexation Agreement shall be recorded in the Office of the Grand County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the Ownership and development of any portion of the Property.

14. **Entire Agreement.** This Pre-Annexation Agreement, together with the Exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

15. **Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

16. **Non-Liability of City Officials or Employees.** No officer, representative, agent, or employee of the City shall be personally liable to Property Owner, or any successor-in-interest or assignee of Property Owner, in the event of any default or breach by the City or for any amount which may become due to Property Owner, or its successors or assignees, for any obligation arising out of the terms of this Pre-Annexation Agreement.

17. **No Third-Party Rights.** The obligations of the Parties set forth in this Pre-Annexation Agreement shall not create any rights in or obligations to any persons or parties other than to the City and the Property Owner. The City and Property Owner alone shall be entitled to enforce or waive any provisions of this Pre-Annexation Agreement to the extent that such provisions are for their benefit.

18. **Severability.** Should any portion of this Pre-Annexation Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Pre-Annexation Agreement had been executed with the invalid portions eliminated.

19. **Waiver.** No waiver of any of the provisions of this Pre-Annexation Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

20. **Survival.** All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Pre-Annexation Agreement and shall continue in full force and effect throughout the term of this Pre-Annexation Agreement.

21. **Public Information.** The Parties understand and agree that all documents related to this Pre-Annexation Agreement shall be public documents, as provided in Utah Code § 63G-2-101, *et seq.*

22. **Governing Law.** This Pre-Annexation Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

23. **Counterparts.** This Pre-Annexation Agreement may be executed in multiple counterparts

which shall constitute one and the same document.

24. Interpretation. In this Agreement, unless the context otherwise requires:

- 24.1. The captions and paragraph headings used in this Agreement are for descriptive purposes only and do not limit, define, or enlarge the terms of this Agreement.
- 24.2. Unless otherwise indicated by the context, use of the singular, plural, or a gender shall include the other, and the use of the words “include” and “including” shall be construed to mean “without limitation” or “but not be limited to.”
- 24.3. The word “may” is permissive;
- 24.4. The words “may not” are prohibitive;
- 24.5. The words “will” and “shall” are mandatory or required; and
- 24.6. The present tense includes the future tense, unless otherwise specified.

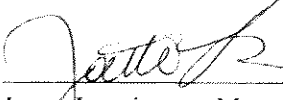
25. Legal Review. The Parties represent and agree that they had full opportunity to review this Agreement and that they accept the terms hereof. The rule that such Agreement is to be construed against its drafter shall not apply to this Agreement.


26. Governmental Immunity Act of Utah. The Parties agree and understand that the City is a governmental entity entitled to the protections and safeguards of the Governmental Immunity Act of Utah, Utah Code § 63G-7-101 et. seq. Except as may be provided in Utah Code § 63G-7-301(1)(a) (i.e., waiver as to the City’s contractual obligations under this Pre-Annexation Agreement), the City neither waives nor relinquishes any applicable provision or protection of that Act.

(Signatures begin on following page)

IN WITNESS WHEREOF, this Pre-Annexation Agreement has been executed by the Moab City Council as the land use authority for pre-annexation agreements under Moab City Municipal Code 17.72.100(A), and by a duly authorized representative of Property Owner on this 1 day of APRIL, 2025.

CITY OF MOAB, a Utah Municipality and political subdivision of the State of Utah.

By: 
Joette Langianese, Mayor and
Chair, City Council

ATTEST

Sammar Johnson, City Clerk/Recorder

APPROVED AS TO FORM


Nathan Bracken, City Attorney

BISCO PROPERTIES, LLC

By: Joshua Bisco
Joshua Bisco, its Member

By: Kali Bisco
Kali Bisco, its Member

STATE OF UT)
COUNTY OF Grand) :SS.

On the 27 day of March, 2025, personally appeared before me Joshua Bisco and Kali Bisco, who being duly sworn, did say that they are the Members of Bisco Properties, LLC, and that the foregoing instrument was signed on behalf of said limited liability company and said Joshua Bisco and Kali Bisco duly acknowledged to me that they executed the same for the purposes therein stated.

Heidi Blake
NOTARY PUBLIC

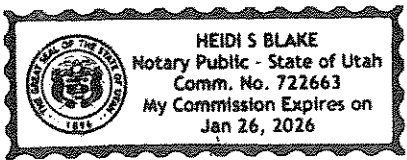


EXHIBIT A

Legal Description

Legal Description

Book 917, PG. 406-407, Entry No: 541049

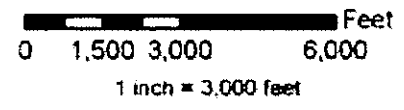
Beginning at a ½" Rebar which bears North 371.4 feet and West 1,461.6 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding thence North 4°51' East 476.0 feet (record is North 5°12' East 477.0 feet) to a found spike; thence North 89°54' East 107.0 feet to a fence line; thence South 0°24' West 474.2 feet to a fence line (record is South 0°06' East 475.2 feet to a found spike); thence South 89°54' West 144.0 feet to the point of beginning. Bearings are based on the South line, Southwest Quarter Section 36 (South 89°55' West). Containing 1.31 acres more or less.

Parcel No. 03-0035-0035

EXHIBIT B

General Plan Annexation Area Boundary Description

Future Annexation Boundary - General Plan



Legend

- R-1
- R-2
- R-3
- R-4
- MH/RV-1
- RA-1
- A-2
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- RC
- SAK
- PC-1
- County
- Future Annexation Boundary
- City Limits
- Ownership Parcels

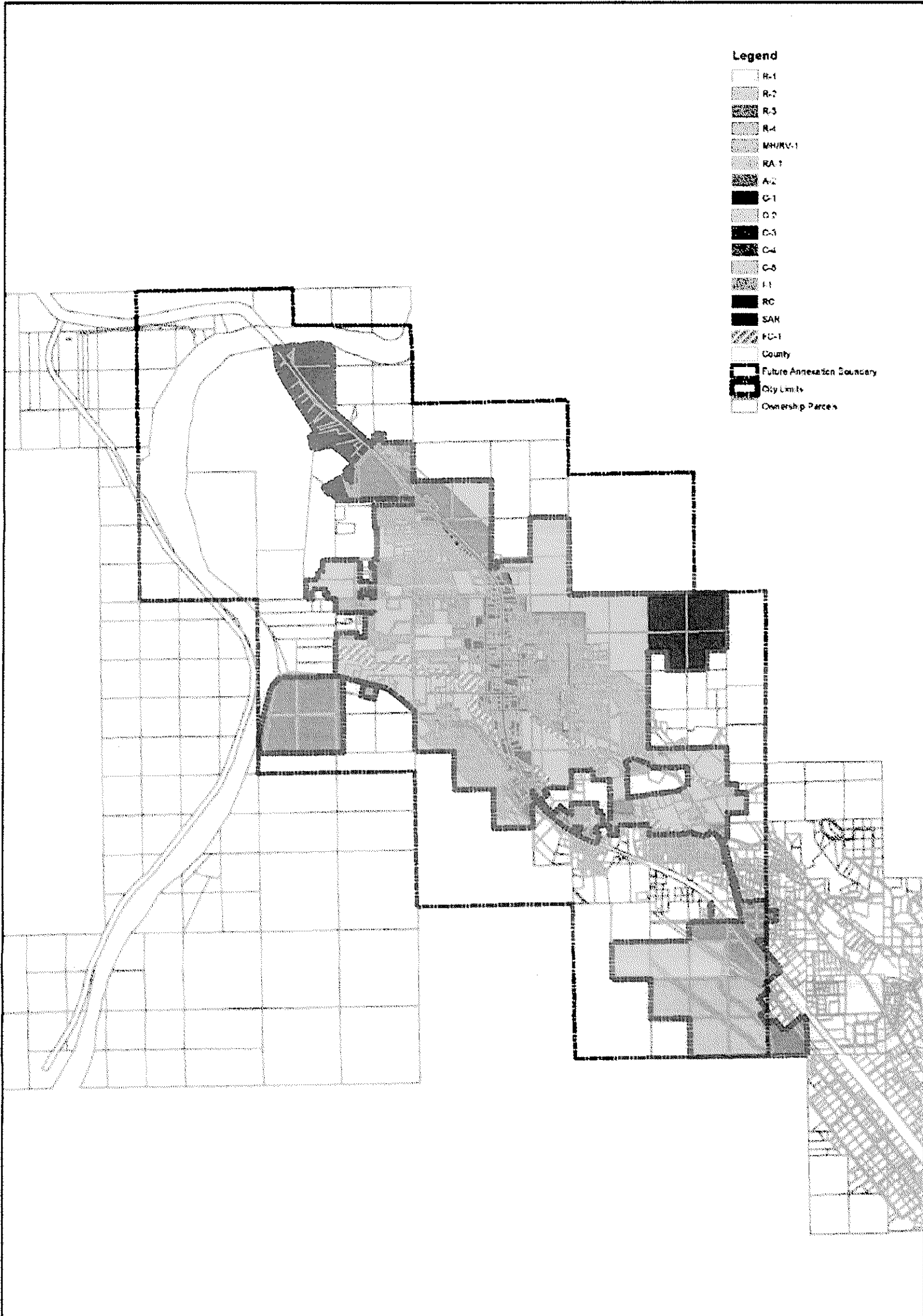
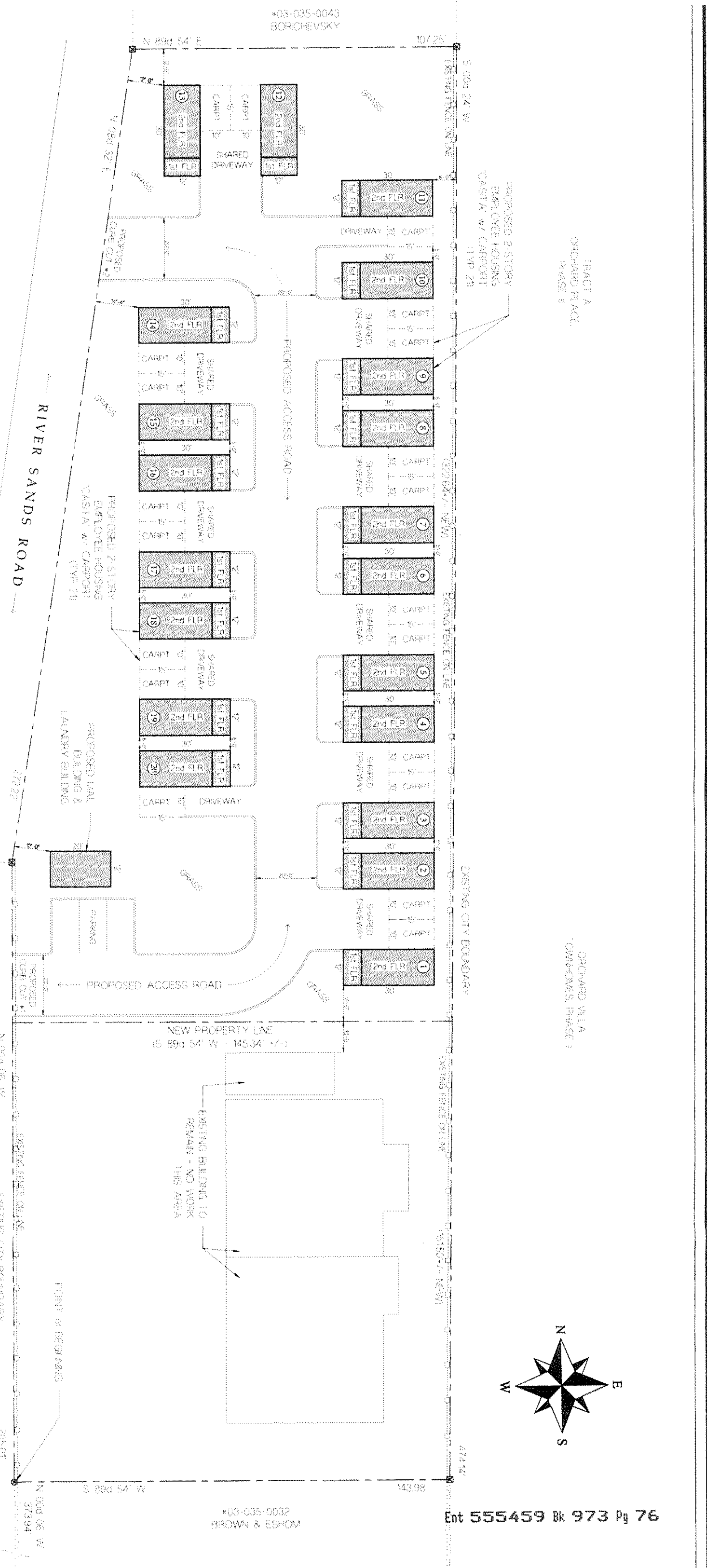


EXHIBIT C

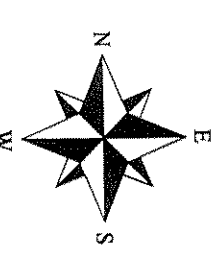
Site Plan

PROPOSED ZONING CHANGE & EMPLOYEE HOUSING
RIVER SANDS II ANNEXATION
 486 RIVER SANDS ROAD
 MOAB, UTAH



SITE PLAN
 SCALE: 1/8" = 1'-0"

SITE PLAN NOTES:
 1. PROPOSED SITE PLAN INDICATES TAKEN FROM SP-01
 2. RECORDED BY LEONAS B. JAMES & SONS INC. DEED # 2014-000114
 3. SHOWN AS EXISTING PER DEED # 2014-000114
 4. REFER TO SP-01 FOR CONSTRUCTION



Ent 555459 Bk 973 Pg 76

1:01 = 1
 -4421.611
 1/8" = 1'-0"

1:01 = 2
 -4421.611
 1/8" = 1'-0"

EXHIBIT D

Restrictive Covenant Agreement

City of Moab
Attn: City Recorder
217 E Center Street
Moab, UT 84532

Parcel No. [insert parcel number]

Restrictive Covenant Agreement

This Restrictive Covenant Agreement (“**Agreement**”) governs the mixed-use multifamily and commercial project located at 488 River Sands Road, Utah, 84532 (the “**Property**”), as more particularly described in Exhibit 1 attached hereto, and is made and entered into by BISCO PROPERTIES, LLC, LLC (“**Grantor**”), an Utah limited liability company, for and on behalf of the CITY OF MOAB, UTAH (“**Grantee**”).

RECITALS

WHEREAS, Grantor is the record owner of the Property;

WHEREAS, Grantor and Grantee executed a pre-annexation agreement (“**Pre-Annexation Agreement**”) on [redacted], 2025, that they subsequently recorded against the Property and now appears in the records of the Grand County Recorder as [insert entry number, book number, and page number].

WHEREAS, the Pre-Annexation Agreement conditioned Grantee’s annexation of the Property upon Grantor’s execution of a restrictive covenant requiring that 100% of the units in the Property be leased to “Active Employment Households,” as that term is defined in Section 17.06.020 of the Moab Municipal Code or applicable successor ordinance.

WHEREAS, Grantee granted Grantor’s annexation petition on [redacted], 2025 and the Grantor and Grantee desire to execute this Agreement to satisfy the requirements of the Pre-Annexation Agreement.

COVENANTS AND RESTRICTIONS

NOW, THEREFORE, in consideration of the foregoing recital and the following covenants, Grantor, for and on behalf of Grantee, submits the Property to the following covenants and restrictions:

- 1. Local Leasing Requirement:** Grantor shall lease 100% of the units in the Property to either (i) Active Employment Households,” as that term is defined in Section 17.06.020 of the Moab Municipal Code or applicable successor ordinance or (ii) to students, faculty, or long-term visitors (more than 30 days) of any institution of higher education that is listed with the U.S. Department of Education eligible to participate in the Title IV federal student aid programs where the person attends the institution from within Grand County. Those units that are leased to Active Employment Households shall be deemed “Active Employment Units.”
- 2. Prohibition of Nightly or Short-Term Rentals:** Grantor shall strictly adhere to the prohibition of the use of the Active Employment Units as nightly or short-term rentals.

3. **Lease Period of Active Employment Units:** The lease period for an Active Employment Unit shall be a minimum of ninety (90) days.”
4. **Term:** This Agreement shall require a fifty (50) year term of compliance with the restrictive covenants set forth herein. This Agreement shall automatically expire on the completion of the term and shall have no further effect thereafter.
5. **Runs-With-The-Land:** This Agreement shall constitute covenants running with the Property, as defined in the recitals above and the exhibits attached, shall act as a burden thereon, binding every person having a fee, leasehold, or other interest in any portion of the Property at any time or from time to time, and shall inure for the benefit of Grantee for the term set forth herein. This Agreement is enforceable by both Parties through any appropriate legal action, or other remedies specified in Utah law, including but not limited to specific performance, injunction, reversion, and payment of attorney’s fees and costs.
6. **Incorporation of Recitals and Exhibits:** The recitals and all exhibits set forth herein are deemed incorporated into this Agreement, and the Parties represent that they are true and correct.
7. **Entire Agreement:** This Agreement, including exhibits, constitutes the entire Agreement of the Parties and supersedes all prior understandings, representations, or Agreements of the Parties regarding the subject matter in this Agreement.
8. **Binding Effect:** This Agreement shall be binding upon the Parties hereto and upon their heirs, successors, administrators, and assigns.
9. **Use of Singular, Plural, and Gender:** Whenever the sense of this Agreement requires, a singular number shall be construed to be plural and vice versa, and words of the masculine gender shall be construed to be feminine and vice versa.
10. **Captions:** The captions of any articles, paragraphs, or sections hereof are made for convenience only and shall not control or affect the meaning or construction of any other provisions hereof.
11. **Applicable Law and Severability:** This Agreement is made in Utah and shall be construed in accordance with the laws of the State of Utah. If any provision of this Agreement is in conflict with any statute or rule of law of Utah, or is otherwise unenforceable, the provision shall be deemed null and void only to the extent of such conflict or unenforceability and shall be deemed separate from and shall not invalidate any other provision of this Agreement.
12. **Amendments:** This Agreement may not be amended or modified except in writing executed by all the Parties to this Agreement, including any successor in title to the Property or Grantee.
13. **Authority:** All Parties warrant that they are authorized to sign on behalf of and legally bind the entities for which they sign.
14. **Counterparts:** This Agreement may be executed in counterparts, each of which shall be deemed an original as against any Party whose signature appears on the counterpart. This Agreement

shall become binding when one or more counterparts, individually or taken together, include the authorized signatures of all the Parties.

15. Legal Review: The Parties represent and agree that they had full opportunity to review this Agreement and that they accept the terms hereof. The rule that such Agreement is to be construed against its drafter shall not apply to this Agreement.

16. Costs and Attorney's Fees: If any Party defaults in the performance of any covenant or condition contained herein, the defaulting Party agrees to pay the costs and expenses, including reasonable attorney's fees, that the non-defaulting Party incurs in enforcing this Agreement through litigation or otherwise.

[Signature Pages Follow]

DRAFT

IN WITNESS WHEREOF, Grantor has caused this Agreement to be executed this _____ day of _____ 2025.

BISCO PROPERTIES, LLC

By: _____
Joshua Bisco, its Member

By: _____
Kali Bisco, its Member

Acknowledgement

State of Utah)
 §
County of Grand)

On this _____ day of _____ 2025, **JOSHUA BISCO AND KALI BISCO**, acting in their authorized capacity as Members of BISCO PROPERTIES, LLC, LLC, personally appeared before me, whose identity has been proven on the basis of satisfactory evidence, and after being duly sworn acknowledges that they executed the foregoing **Agreement**, for the purposes stated therein, of their own voluntary will and act.

Notary Public

My Commission Expires: _____

Residing at: _____

[notary seal]

IN WITNESS WHEREOF, Grantee has caused this Agreement to be executed this _____ day of _____ 2025.

City of Moab, Utah

Joette Langianese, Mayor

Acknowledgement

State of Utah)
 §
County of Grant)

On this _____ day of _____ 2025, **JOETTE LANGIANESE**, acting in her authorized capacity as Mayor of the City of Moab, Utah, personally appeared before me, whose identity has been proven on the basis of satisfactory evidence, and after being duly sworn acknowledges that she executed the foregoing **Agreement**, for the purposes stated therein, of his own voluntary will and act.

Notary Public

My Commission Expires: _____

Residing at: _____

[notary seal]

BISCO PROPERTIES, LLC 486 RIVERSANDS ROAD PETITION FOR ANNEXATION STAFF REPORT



CITY OF MOAB PLANNING DEPARTMENT

To: Moab City Council
From: Johanna Blanco, Associate Planner
Date: November 11, 2025
Re: Annexation of Bisco Properties, LLC, Petition for Annexation

City Annexation Proposal

PROPERTY ADDRESS: 486 Riversand Road, Moab, Utah 84532 (Currently in Grand County)

PARCEL ID NUMBER: 03-0035-0035 (1.381 Acres) Totaling Approximately 60,156 square feet.

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

PROPOSED ZONING DISTRICT: C-2 Commercial-Residential Zone and R-3 Multi-Household Residential Zone

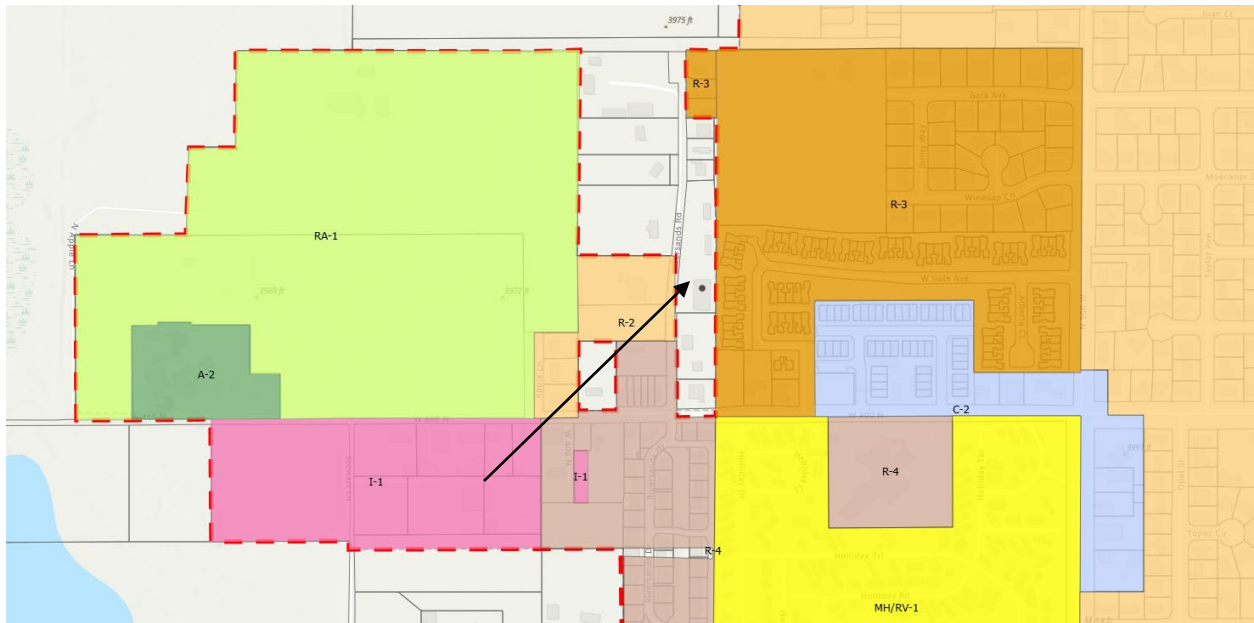
REQUEST: Bisco Properties LLC is requesting their property be annexed into Moab City's jurisdiction. The subject property proposed to be annexed is approximately 1.38 acres; located at approximately 486 Riversands Road, Grand County, Utah. The proposed annexation will bring the property into the City 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-2 & R-3 MATRIX

PROJECT DESCRIPTION:

Bisco Properties LLC is the owner of the parcel of land located at approximately 486 Riversands Road in unincorporated Grand County. The total size of the property to be annexed is approximately 1.38 acres. The current Grand County zoning district for the property is RR Rural Residential. If the property was to be annexed into the City of Moab jurisdiction, the applicant has requested they be designated in C-2 Commercial-Residential Zone and R-3 Multi-Household Residential Zone. See the vicinity map below for location of property. The proppert will be subdivided into two lot once annexed. The C-2 lot will continue its commercial laundry use and the R-3 lot will be developed into a 20 unit multi-household project.



The property to the north is currently a residential use within Grand County Jurisdiction (RR zone); The properties to the west are residential uses (R-2 and RR zones); the property to the east is a also a residential use (R-3 zone); and the property to the south is a residential use (RR zone) in unincorporated Grand County.

PRE-ANNEXATION AGREEMENT:

As part of the Annexation process, the applicant has submitted a pre-annexation agreement. The agreement was approved by the Moab City Council on September 24th, 2024. The agreement would permit Bisco Properties LLC to develop the northern portion of the divided property as a multi-household project and the southern portion as the existing laundry

business. In addition, 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-2 Commercial-Residential, and the Residential Parcel shall be zoned as R-3 Multi-Household Residential Zone.

Designated Uses

The petitioner is proposing to create a multi-household development as well as the existing commercial use. The proposed use is included on the concept site plan, which is attached as part of the pre-annexation agreement.

In addition, the agreement would require that 100% , of the proposed residential units be designated as Active Employment Units, in compliance with the Moab Municipal Code (MMC) Chapter 17.64 Active Employment Households. In compliance with the MMC, none of the residential units could be used for short-term rentals.

Minor Subdivision

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 create any islands of Grand County Jurisdiction. According to Utah state Code § 10-2-402, communities like Moab may approve annexation petitions that would leave an unincorporated island if: (1) the area is within the municipality’s expansion area; (2) the specified county in which the area is located and the annexing municipality agree to the annexation; (3) the area is not within the area of another municipality’s annexation policy plan; and (4) the annexation is for the purpose of providing municipal services to the area.

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.

- *Provide housing opportunities for all residents in the community*

Allowing property to be developed for multi-household development will provide 20 housing units and 20 deed-restricted restricted for those who live and work in the community.

- *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.*

The dense development of the proposed property, along with preserving a local business will minimize sprawl and create a mixed-use zone.

- *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 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.

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 does not designate a use for the property.

Findings: The proposed annexation complies with the Future Annexation Boundary Map and the proposed C-2 and R-3 zoning is not inconsistent with the Future Land Use Map.

ELEMENTS, GOALS AND POLICIES IN THE GENERAL PLAN

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:

- c. Encourage mixed-use development where appropriate.**
- f. Encourage compact development patters.**

Findings: The placement of the C-2 and R-3 zones lends itself to mix-development. The extension of the R-3 zone allows for more dense housing.

GOAL 8: Promote a variety of housing types and neighborhoods for primary residences.

Policy 1: Work with developers and neighborhoods to promote different, densities and forms.

Action Steps:

- b. Promote compact design and development that maximizes the efficiency of City services.**

Findings: The R-3 zone is the City’s second highest density zone with 2,000 square feet required for each unit. The utilization of the R-3 zone for dwellings promotes compact design.

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: 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 housing units to the current market. The C-2 and R-3 zones 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 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 agreed upon a pre-annexation agreement that will benefit the City and the applicant (Please see the pre-annexation agreement for details).

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.

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

Analysis: The current provider is GWSSA and the applicant will be working with them to provide the services needed for the proposed development. The City will not accrue any cost for this.

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.

2023 MOAB AREA AFFORDABLE HOUSING PLAN

Supply

Goal #1 Meet the Housing Needs Projections included in the MAAHP.

Action Step: Use density increases—through zoning tools and density bonuses—for the benefit of strengthening workforce and affordable housing goals.

Findings: The utilization of the R-3 density in the proposed project will create 20 of the projected 952 new units needed by 2030.

MOAB MUNICIPAL CODE:

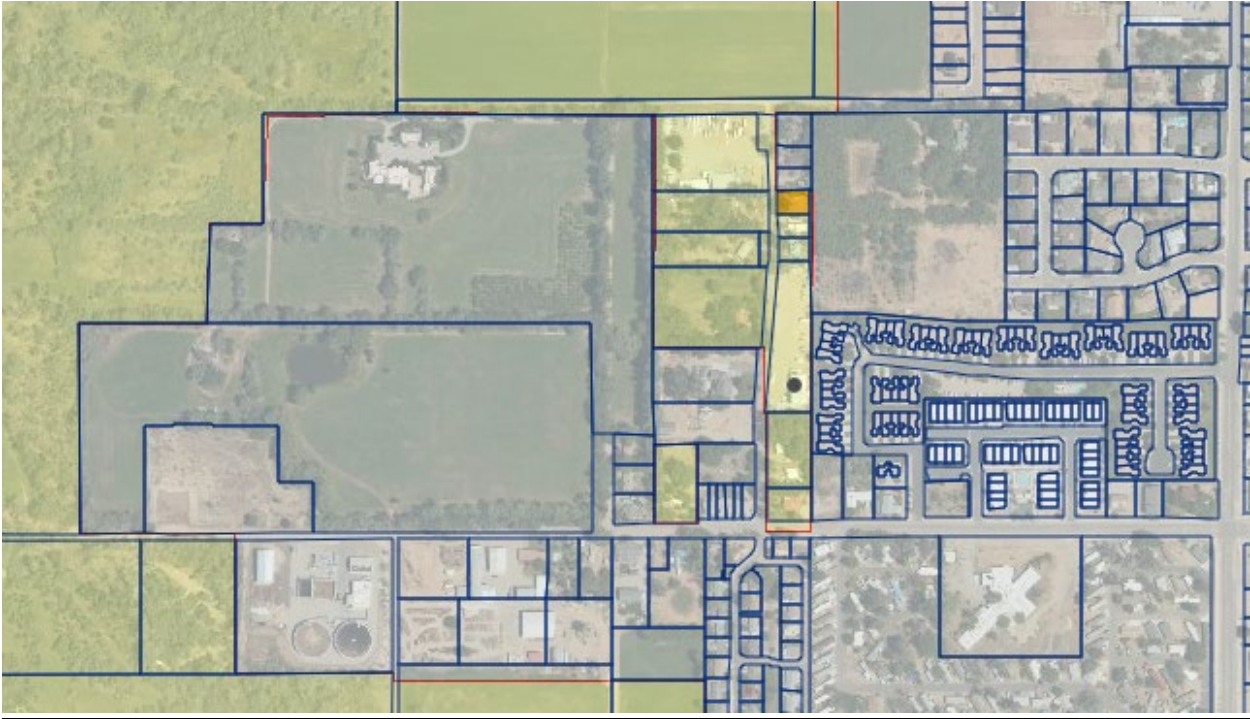
Following annexation, the proposed development shall comply with the requirements for the C-2 and R-3 zoning districts and any other applicable sections of the Moab Municipal Code. The current Grand County zone, RR - Rural Zone, is less dense than the R-3 zone and not a commercial zone as the C-2 zone is.

General Requirements for Proposed Development:

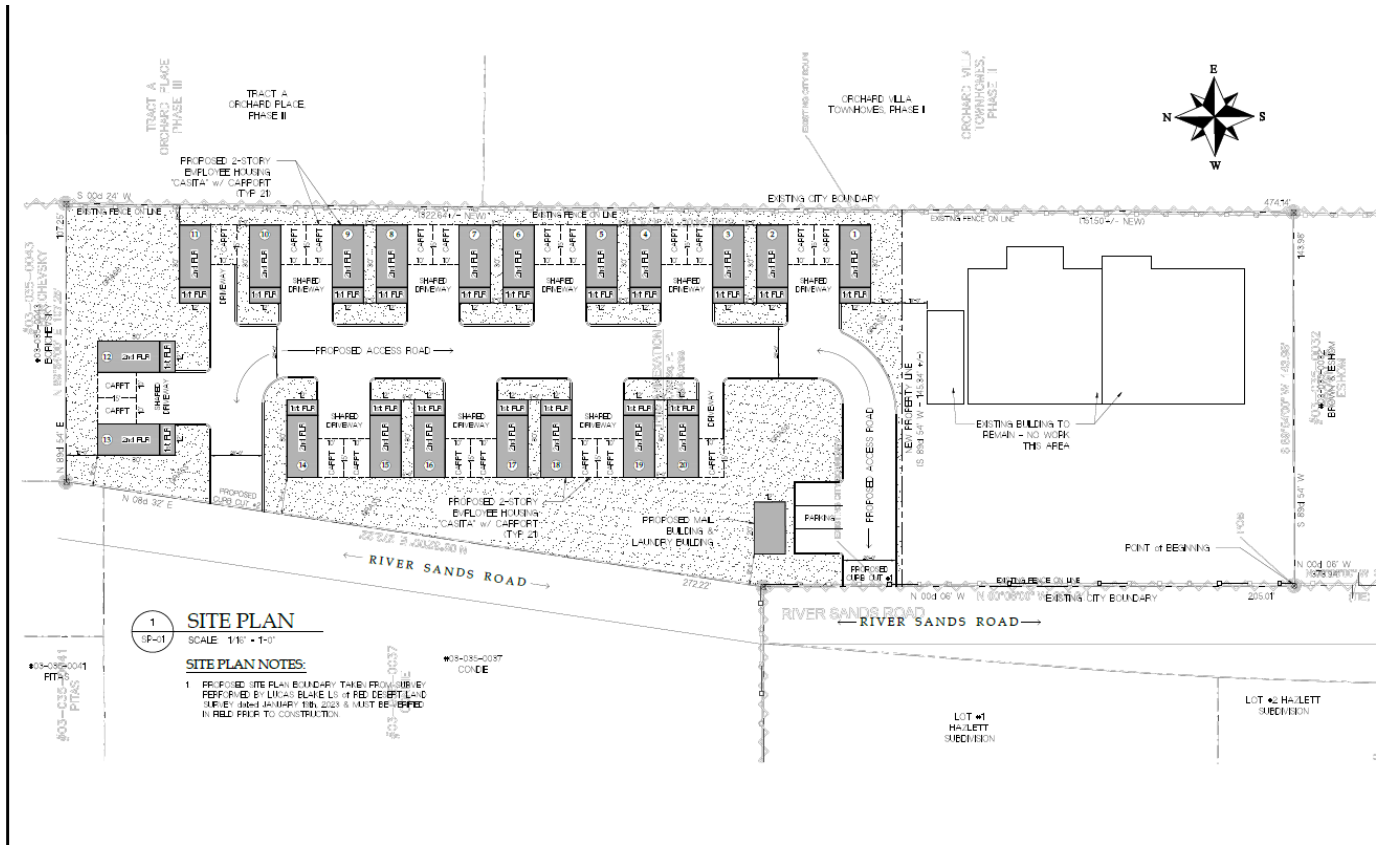
The following processes may be required for the development of the property:

- Level II Site Plan Review [Section 17.67](#) of the Moab Municipal Code.
- Review for compliance with section 17.27 and 17.09 of the Moab Municipal Code.

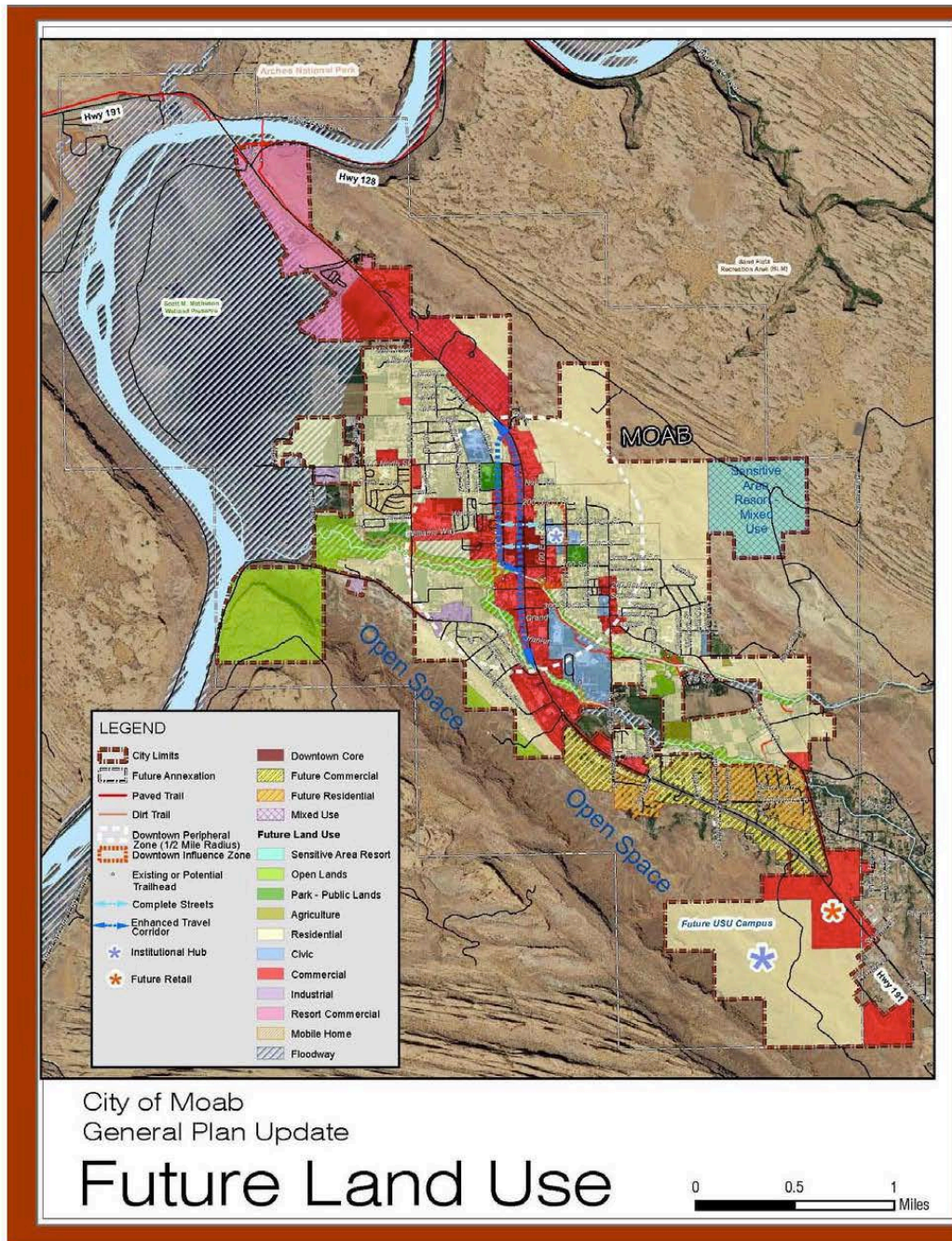
I. GRAND COUNTY ZONING MAP



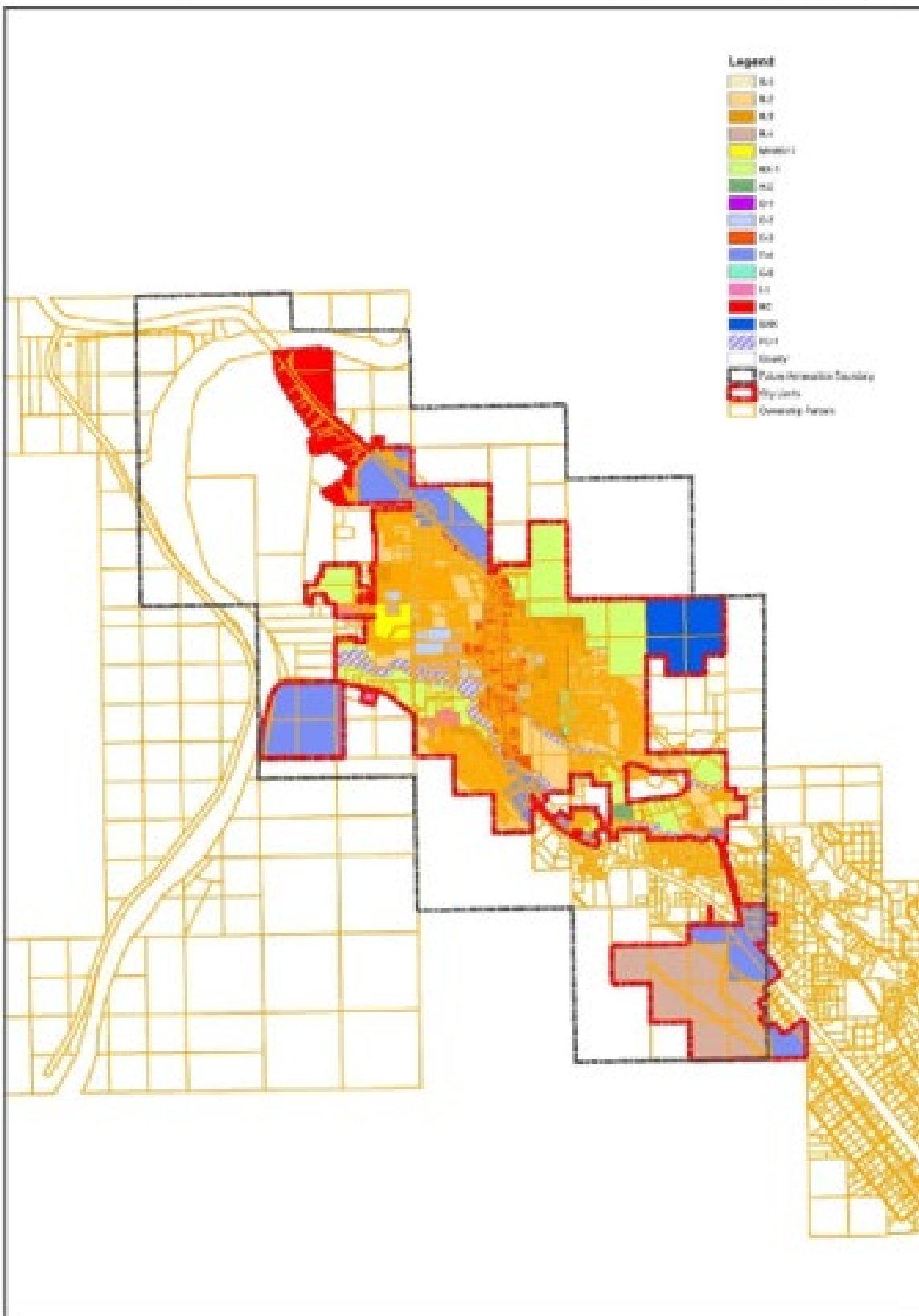
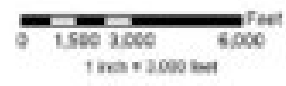
I. PROPOSED SITE PLAN



II. GENERAL PLAN MAPS



Future Annexation Boundary - General Plan



III. RR&C-2 MATRIX

RR Rural Residential

HC, Highway Commercial zone's objective is 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.

Specific Requirements for the RR Zoning District

Height Limit	35'
Yard requirements	Front: 25' Side: 15' Rear: 20'
Density	1 unit/acre
Allowed Lot Coverage:	25%
Parking:	
Office	1 per 250 sq ft
Retail	1 per 200 sq ft
Cafe	1 per 3 seats

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
- Daycares
- College/ University
- All other educational
- Government Facilities
- Golf Course
- Cemeteries
- All institutions
- Hospital or clinic
- All other medical facilities
- All other parks and open areas
- Places of Worship
- Telecommunication tower
- Major utilities
- All other outdoor rec
- Outfitter, guide All personal service-oriented uses (C)
- Animal raising
- Kennel
- Animal feed lot
- Barn
- Farm
- Grazing
- Fruit and vegetable stand
- Winery ©
- All other ag. uses

C-2 Commercial Residential

The C-2 Commercial Residential zone's objectives are
 1. To facilitate the development of attractive areas within the City that allow the mixing of compatible commercial and residential uses
 2. To facilitate the orderly expansion of commercial uses out from the central commercial district.

Special Provisions:

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.

B. No dust, odor, smoke, vibration, directed illumination, or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

C. Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight obscuring fence or wall.

Specific Requirements for the C-4 Zoning District:

Height Limit	40'
Setback requirements	Front: 25' Side: 8' Rear: 15'
Allowed Lot coverage	50%
Parking:	
Office	1 per 300 sq ft
Retail	1 per 300 sq ft

List of allowed uses in the C-2 Zone:

- Arts and crafts shops.
- Assembly of appliances from previously prepared parts
- Carpentry shops.
- Convenience establishments that are less than three thousand square feet.
- Day Care.
- Eating establishments less than two thousand square feet
- Established Overnight Accommodations, property, so long as no new overnight accommodation units are proposed.
- Electrical appliance shops (wholesale).
- Engraving and printing establishments.
- Funeral establishments.
- Greenhouses and nurseries.
- Group Homes.
- Gymnasiums.
- Home occupations
- Hospitals.
- Multi-Household Dwellings.
- One-household dwellings and accessory uses.
- Outfitters and guide services and facilities.
- Parking lots (commercial).
- Places of worship.
- Professional offices.
- Public buildings.
- Public Parks
- Restaurant with Outdoor Dining, Permanent.
- Retail establishments that are three thousand square feet or less.
- Schools
- Secondhand stores.
- Service establishments.
- Two-household dwellings and accessory uses.
- Veterinary clinic with indoor kennel.
- Wholesale establishments that are less than three thousand square feet

IV. RR & R-3 MATRIX

RR Rural Residential	R-3 Multi-Household Residential Zone																														
<p>HC, Highway Commercial zone's objective is 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.</p>	<p>The R-3 zone's objectives are to provide appropriate locations within the City for high density development, primarily occupied by full-time residents, and employees and owners of local businesses. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones.</p>																														
<p>Specific Requirements for the RR Zoning District</p> <table border="1"> <tr> <td>Height Limit</td> <td>35'</td> </tr> <tr> <td>Yard requirements</td> <td>Front: 25' Side: 15' Rear: 20'</td> </tr> <tr> <td>Density</td> <td>1 unit/acre</td> </tr> <tr> <td>Allowed Lot Coverage:</td> <td>25%</td> </tr> <tr> <td>Parking:</td> <td></td> </tr> <tr> <td>Office</td> <td>1 per 250 sq ft</td> </tr> <tr> <td>Retail</td> <td>1 per 200 sq ft</td> </tr> <tr> <td>Cafe</td> <td>1 per 3 seats</td> </tr> </table>	Height Limit	35'	Yard requirements	Front: 25' Side: 15' Rear: 20'	Density	1 unit/acre	Allowed Lot Coverage:	25%	Parking:		Office	1 per 250 sq ft	Retail	1 per 200 sq ft	Cafe	1 per 3 seats	<p>Special Provisions:</p> <p>The ground floor area of the primary dwelling shall be at least five hundred square feet.</p> <p>B. No dust, odor, smoke, vibration, directed illumination, or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.</p> <p>C. The maximum permitted density of planned unit developments shall be ten units per acre of land contained within the development.</p> <p>Specific Requirements for the C-4 Zoning District:</p> <table border="1"> <tr> <td>Height Limit</td> <td>40'</td> </tr> <tr> <td>Setback requirements</td> <td>Front: 15' Side: 7' Rear: 12'</td> </tr> <tr> <td>Density</td> <td>2,000 SF/unit (multi-Household)</td> </tr> <tr> <td>Parking:</td> <td></td> </tr> <tr> <td>Multi-household</td> <td>1/ studio and 1.5/2+ bedroom</td> </tr> <tr> <td>Office</td> <td>1 per 300 sq ft</td> </tr> <tr> <td>Retail</td> <td>1 per 300 sq ft</td> </tr> </table>	Height Limit	40'	Setback requirements	Front: 15' Side: 7' Rear: 12'	Density	2,000 SF/unit (multi-Household)	Parking:		Multi-household	1/ studio and 1.5/2+ bedroom	Office	1 per 300 sq ft	Retail	1 per 300 sq ft
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Multi-household	1/ studio and 1.5/2+ bedroom																														
Office	1 per 300 sq ft																														
Retail	1 per 300 sq ft																														
<p>List of allowed uses in the HC Zone:</p> <ul style="list-style-type: none"> • Dwelling, single-family • Zero lot line house • Alley-loaded house • Dwelling, two-family (duplex) • Townhouse • Manufactured home • Group Home • Daycares • College/ University • All other educational • Government Facilities • Golf Course • Cemeteries • All institutions • Hospital or clinic • All other medical facilities • All other parks and open areas • Animal raising • Kennel • Animal feed lot • Barn • Farm • Grazing • Fruit and vegetable stand • Winery © • All other ag. Uses • Places of Worship • Telecommunication tower • Major utilities • All other outdoor rec • Outfitter, guide All personal service-oriented uses (C) 	<p>List of allowed uses in the R-3 Zone:</p> <ul style="list-style-type: none"> • ADUs • Agriculture • Day Care • Foster homes • Group homes • Home occupations • Planned Unit Developments • Public Facilities • Libraries • Schools • Multi-Household Dwellings. • One-household dwellings and accessory uses. • Places of worship. • Public buildings. • Public Parks • Two-household dwellings and accessory uses. 																														



PETITION FOR ANNEXATION

We, the undersigned owners of certain real property, hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition and the annexation meet the requirements of the Utah Code and the Moab City Municipal Code.
2. That the real property is described as follows:

Approximate location:

486 Riversands Road

Legal description:

see plat

3. That up to five of the signers of this petition are designated as sponsors, one of whom is designated as the contact sponsor, with the name and mailing address of each sponsor indicated as follows:

Contact Sponsor

Mailing Address

Kali Bisio
Josh Bisio

3244 Rim Vista Circle Moab UT
3244 Rim Vista Circle Moab UT

Contact Sponsor

Mailing Address

4. That this petition is accompanied by the following documents:
 - a. An accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation.
 - b. A copy of the notice of intent sent to affected entities.
 - c. A list of the affected entities to which notice was sent.
5. A copy of this petition and the accompanying map was also delivered or mailed to the Grand County Clerk and the chair of the Moab City Planning Commission.
6. That the petitioner(s) request the property, if annexed, be zoned R3, C3 per PIC annexation agreement
7. That the petitioner(s) acknowledge that the City may charge them for any fees and costs the City incurs in reviewing and processing the annexation.
8. For annexations involving real property owned by a public entity other than the federal government, this petition contains the signatures of the owners of all of the publicly owned real property located within the area proposed for annexation.
9. For annexations involving private real property, that this petition contains the following signatures from real property owners that:
 - a. Own 100% of rural real property within the area proposed for annexation, if any;
 - b. Own 100% of private real property within the area proposed for annexation if the area is located within an agricultural protection area;
 - c. Covers a majority of the private land area within the area proposed for annexation; and
 - d. Is equal in market value to at least 1/3 of the market value of all private real property within the area proposed for annexation.

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of the City of Moab. If you choose to withdraw your signature, you shall do so no later than 30 days after the City of Moab receives notice that the petition has been certified.

<u>Petitioner</u>	<u>Signature</u>	<u>Acres</u>	<u>Market Value</u>	<u>Tax ID Number</u>
Hali Bisio		1.31		03-035-0035
Josh Bisio		1.31		03-035-0035

All entities mailed Intent to file listed below.
Emailed Gina County Recorder and Gabriel Woytek

Grand County
125 East Center
Moab, UT 84532

Grand County School
District
264 South 400 East
Moab, UT 84532

Moab Fire Department
45 South 100 East
Moab, UT 84532

Grand Water & Sewer
Service Agency
3025 E. Spanish Trail
Moab, UT 84532

Canyonlands Health Care
Special Service District
285 S. 400 East, Ste. 210
Moab, UT 84532

Southeast Utah District
Health Department
575 Kane Creek Blvd.
Moab, UT 84532

Grand County Cemetery
District
PO Box 64
Moab, UT 84532

Moab Mosquito
Abatement District
PO Box 142
Moab, UT 84532

Grand County Library
Board
257 E. Center
Moab, UT 84532

Grand County Solid Waste
District
PO Box 980
Moab, UT 84532

Grand County Recreation
District
PO Box 715
Moab, UT 84532

Grand County Boundary
Commission
125 E. Center
Moab, UT 84532

Notice of Intent to File a Petition to Annex

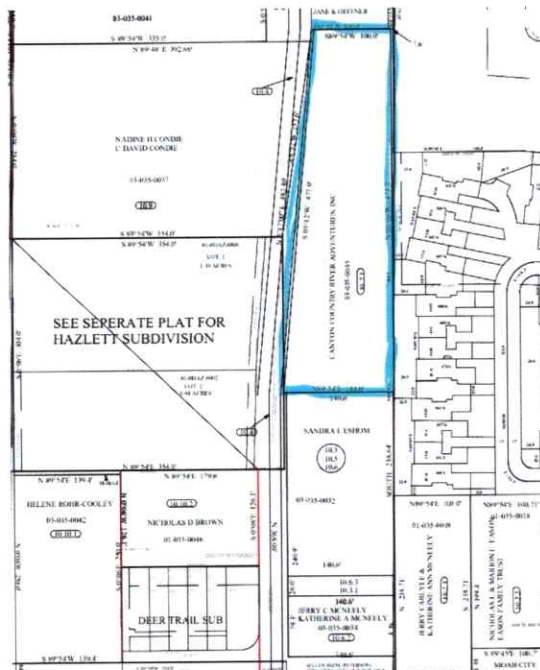
Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to the City of Moab ("Moab") or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the Moab recorder or clerk within 30 days after Moab receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed Annexation.

You may obtain more information on the proposed annexation by contacting Kali Bisco kalinbisco@gmail.com, Sommar Johnson, Moab City Recorder 217 E. Center Street, Moab Utah 84532 sommar@moabcity.gov, or Gina Nelson, Grand County Recorder 125 E. Center Street, Moab, Utah 84532, gnelson@grandcountyutah.gov. Once filed, the annexation petition will be available for inspection and copying at the office of the Moab City Recorder. The parcel numbers of the parcels to be annexed are Grand County Parcel Nos.03-0035-0035

A map identifying the area proposed for annexation is also enclosed.





Gabriel Woytek
Grand County Clerk/Auditor
125 East Center Street
Moab, Utah 84532
(435) 259-1322
gwoytek@grandcountyutah.gov

Notice of Intent to File a Petition to Annex

**ATTENTION: YOUR PROPERTY MAY BE AFFECTED
BY A PROPOSED ANNEXATION**

Records show that you own property within an area that is intended to be included in a proposed annexation to the City of Moab, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the Moab City Recorder within 30 days after the City of Moab receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

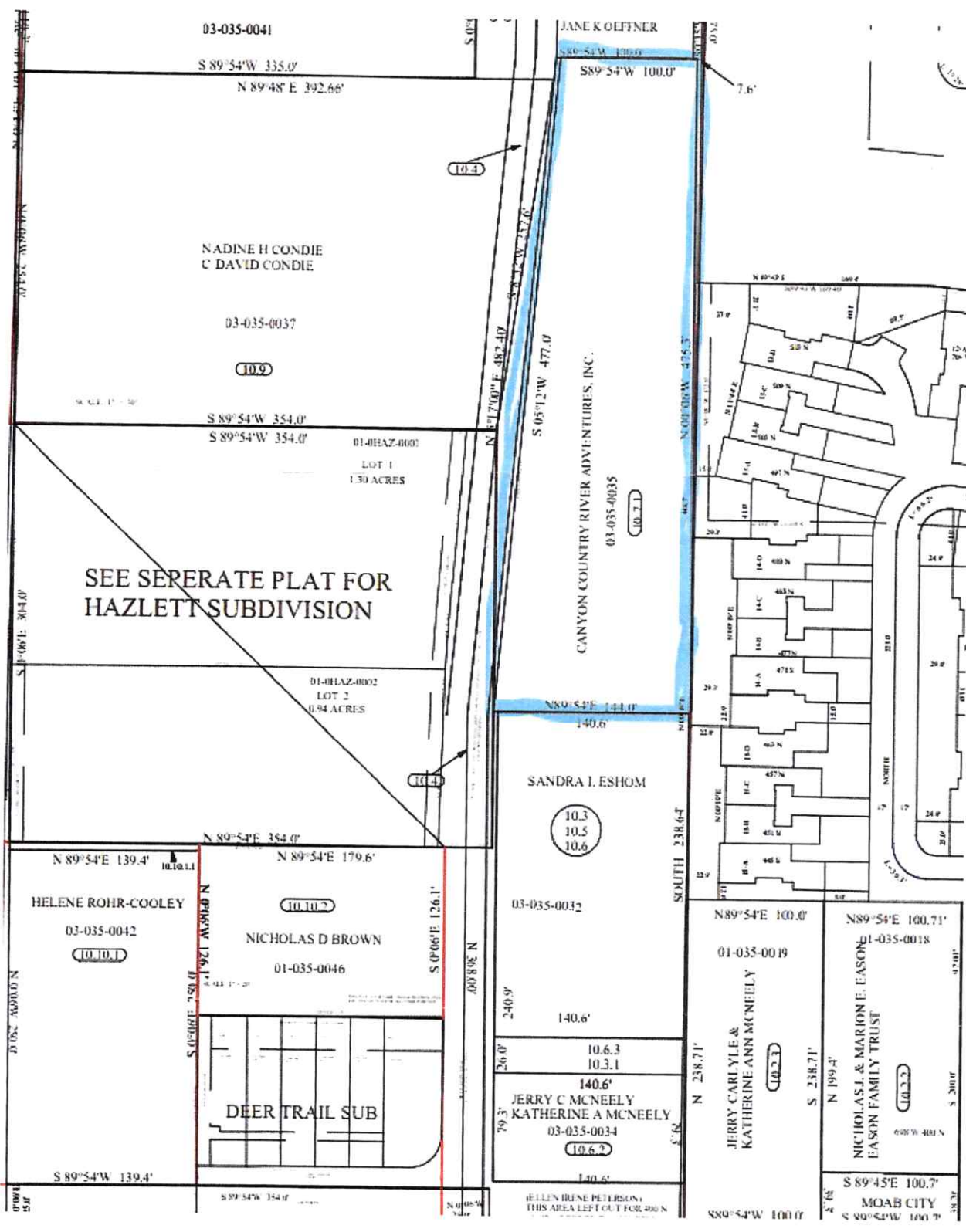
Sommar Johnson, Moab City Recorder
217 East Center Street, Moab, UT 84532
(435) 259-2683
sommar@moabcity.gov

Gina Nelson, Grand County Recorder
125 East Center Street, Moab, UT 84532
(435) 259-1381
gnelson@grandcountyutah.gov

Kali Bisco (petition filer)
kalinbisco@gmail.com

Once filed, the annexation petition will be available for inspection and copying at the office of the Moab City Recorder located at 217 East Center Street, Moab, UT 84532.

The parcel number of the parcel to be annexed is Grand County Parcel No. 03-0035-0035. A map identifying the area proposed for annexation is enclosed.



03-035-0041
 S 89°54'W 335.0'
 N 89°48'E 392.66'

NADINE H CONDIE
 C DAVID CONDIE

03-035-0037

S 89°54'W 354.0'
 S 89°54'W 354.0'

01-0HAZ-0001
 LOT 1
 1.30 ACRES

SEE SEPERATE PLAT FOR
 HAZLETT SUBDIVISION

01-0HAZ-0002
 LOT 2
 0.94 ACRES

N 89°54'E 139.4'
 N 89°54'E 179.6'

HELENE ROHR-COOLEY
 03-035-0042

NICHOLAS D BROWN
 01-035-0046

DEER TRAIL SUB

S 89°54'W 139.4'

S 89°54'W 354.0'

JANE K OLTFNER

S 89°54'W 100.0'

CANYON COUNTRY RIVER ADVENTURES, INC.
 03-035-0035

SANDRA I. ESHOM

03-035-0032

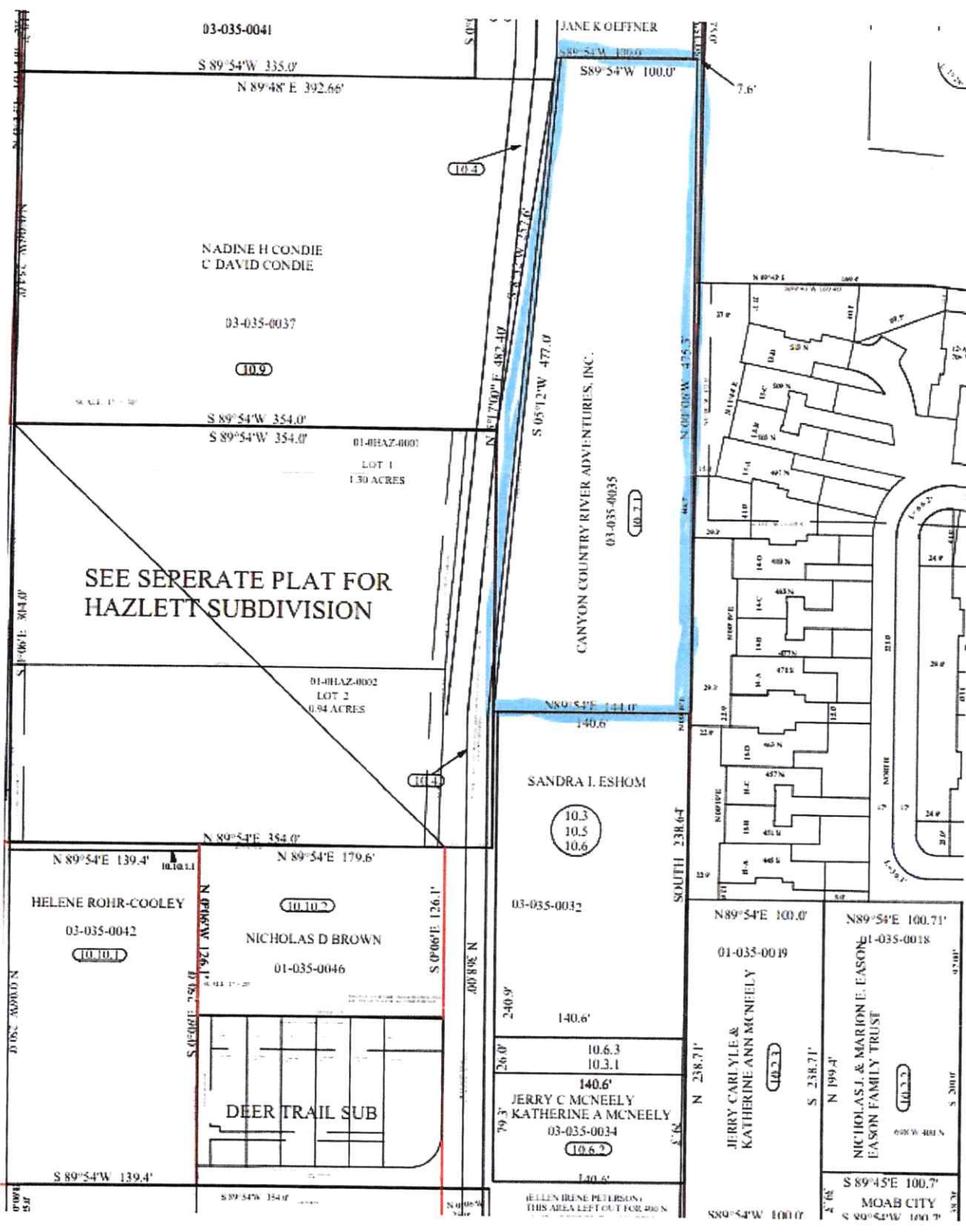
JERRY C MCNEELY
 KATHERINE A MCNEELY
 03-035-0034

ELLEN IRENE PETERSON
 THIS AREA LEFT OUT FOR 200 N

JERRY CARLYLE &
 KATHERINE ANN MCNEELY

NICHOLAS J. & MARION E. EASON
 EASON FAMILY TRUST

MOAB CITY





NOTICE OF CERTIFICATION OF ANNEXATION PETITION

Pursuant to Sections 10-2-807(2)(c)(i) and 10-2-808, U.C.A., the City of Moab, Utah, hereby gives notice as follows:

1. On October 27, 2025, a petition proposing the annexation of real property located at 486 River Sands Road, Moab, Utah, Grand County, and encompassing approximately 1.31 acres was filed with the City of Moab by Kali and Josh Bisco, representing Bisco Properties LLC.
2. On November 12, 2025, the Moab City Council accepted the Petition to be further considered and authorized the Petition to be certified by City Staff.
3. On December 8, 2025, City Staff certified that the Petition meets the requirements of Utah State Law and notice was provided to the Moab City Council, the contact sponsor, and the Grand County Commission.
4. The area proposed for annexation in the petition is described as follows:
Description of a parcel of land located in the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base, Grand County, Utah, more particularly described as follows:
Beginning at a point on the existing boundary of Moab City, said point being South 89°54'00" West 1461.00 feet and North 00°06'00" West 374.0 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with said boundary thence North 00°06'00" West 205.00 feet; thence North 08°32'00" East 272.22 feet; thence North 89°54'00" East 107.25 feet to a point on the existing boundary of Moab City; thence with said boundary South 00°24'00" West 474.14 feet; thence South 89°54'00" West 144.00 feet to the point of beginning, having an area of 63,763 square feet, 1.464 acres.
5. The complete Annexation Petition is available for inspection and copying at the Moab City Recorder's Office, 217 E. Center Street, Moab, Utah, Monday through Thursday between the hours of 8:00 a.m. and 5:00 p.m.
6. The City of Moab may grant the Petition and annex the above-described area unless a written protest to the Annexation Petition is filed with

Grand County Boundary Commission
125 E. Center Street
Moab, UT, 84532.

A copy of the protest must also be delivered to the Moab City Recorder at the address noted in paragraph 5 above on the same date that the protest is filed with the Grand County Boundary Commission.

A protest may only be filed by: (a) the legislative body or governing board of an affected entity; (b) an owner of rural real property located within the area proposed for annexation; or (c) an owner of private real property located in a mining protection area.

Any protest must be filed no later than Wednesday, January 7, 2026.

7. If no lawful protests are received, the Moab City Council will hold a public hearing on Tuesday, January 27, 2026, at 6:00 p.m. in the Moab City Council Chambers located at 217 E. Center St., Moab, Utah to consider the request to annex this property.
8. The area proposed for annexation to the City of Moab will also automatically be annexed to have Moab City provide law enforcement services. The area proposed for annexation is already within the service areas of the Moab Valley Fire Protection District and the Grand County Emergency Medical Services District, which will continue to provide fire protection, paramedic, and emergency services, as applicable.

(See attached for map.)



Sommar Johnson
Moab City Recorder
December 8, 2025

Certificate of Posting

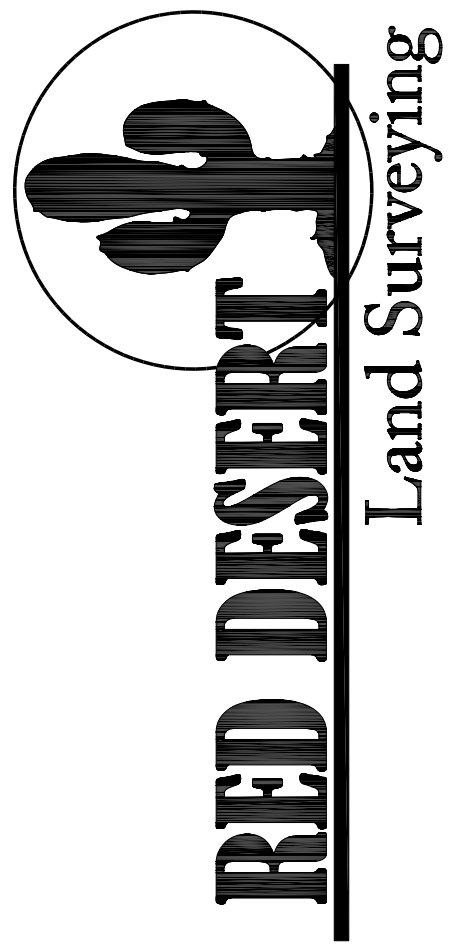
Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on December 8, 2025.

Posted on the Moab City's website – www.moabcity.org on December 8, 2025.

Published on State of Utah's Public Meeting Notice Website – www.utah.gov/pmn on December 8, 2025.

Published in the Times-Independent on December 18, 2025, December 25, 2025, and January 1, 2026.

/s/ Sommar Johnson
City Recorder



88 E Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- BOUNDARY CORNER
- ✚ SECTION MONUMENT
- ANNEXATION BOUNDARY
- - - CURRENT CITY BOUNDARY
- - - PARCEL BOUNDARY

PROJECT TYPE:
LOCAL ENTITY BOUNDARY SURVEY

PROJECT ADDRESS:
RIVER SANDS ROAD

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

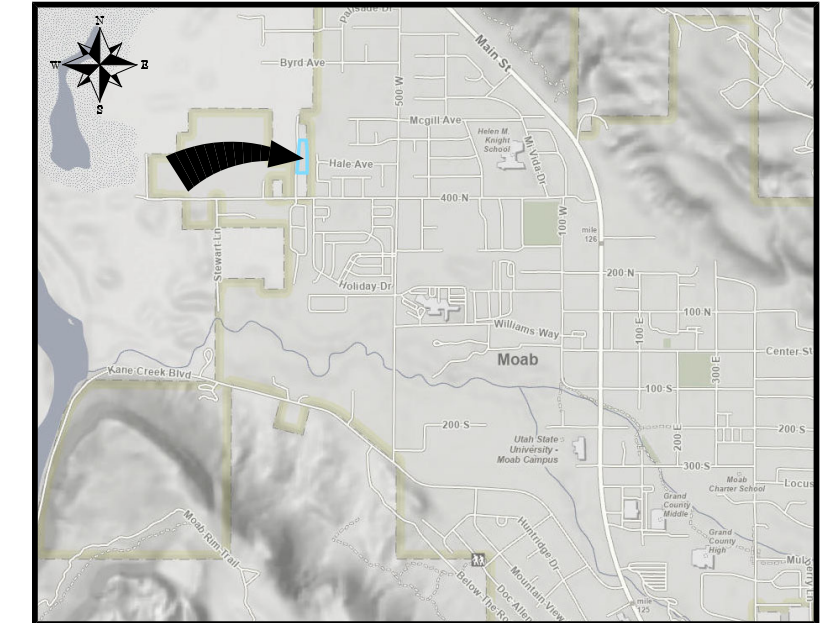
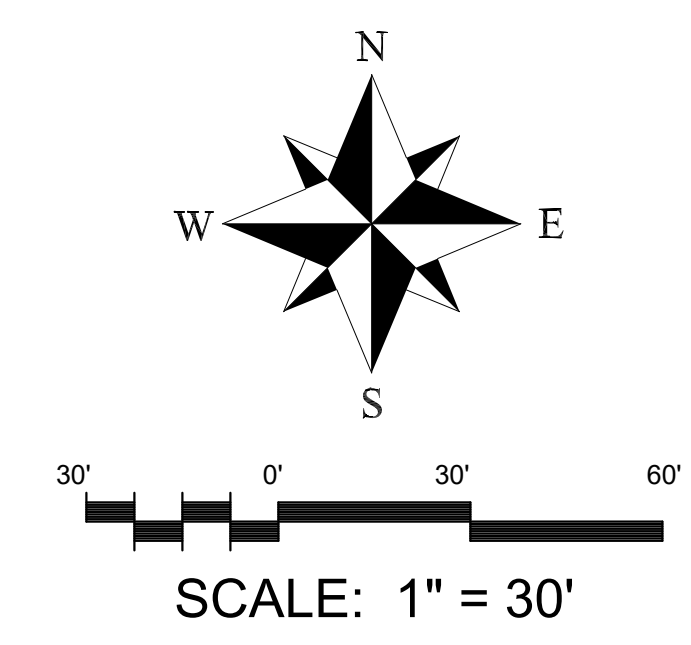
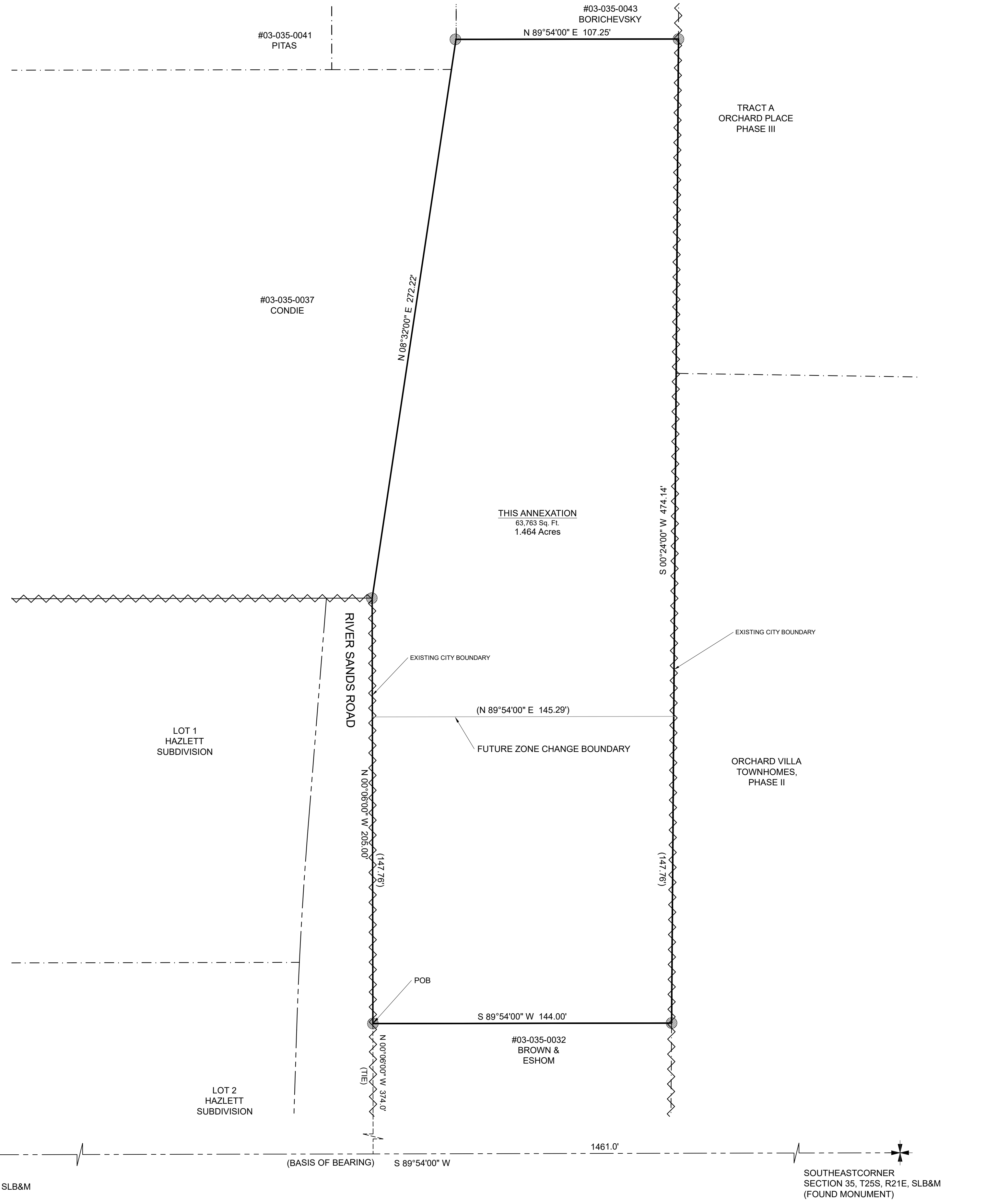
PREPARED FOR:
BEN BYRD

DATE
11/07/2025

SHEET 1 OF 1

JOB NUMBER:
176-22

PLAT OF LOCAL ENTITY BOUNDARY
RIVER SANDS II ANNEXATION
GRAND COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTIONS 35, T25S, R21E, SLB&M



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this Local Entity Plat in accordance with Section 17-23-20, have verified all measurements and monumented corners as shown on plat

Lucas Blake _____ DATE _____
License No. 7540504

LEGAL DESCRIPTION

Description of a parcel of land located in the Southeast Quarter of Section 35, Township 25 South, Range 21 East, Salt Lake Base, Grand County, Utah, more particularly described as follows: Beginning at a point on the existing boundary of Moab City, said point being South 89°54'00" West 1461.00 feet and North 00°06'00" West 374.0 feet from the Southeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding with said boundary thence North 00°06'00" West 205.00 feet; thence North 08°32'00" East 272.22 feet; thence North 89°54'00" East 107.25 feet to a point on the existing boundary of Moab City; thence with said boundary South 00°24'00" West 474.14 feet; thence South 89°54'00" West 144.00 feet to the point of beginning, having an area of 63,763 square feet, 1.464 acres.

✚ SOUTH 1/4 CORNER SECTION 35, T25S, R21E, SLB&M (FOUND MONUMENT)

(BASIS OF BEARING) S 89°54'00" W

✚ SOUTHEAST CORNER SECTION 35, T25S, R21E, SLB&M (FOUND MONUMENT)

LOCATED IN THE SOUTHEAST QUARTER OF SECTIONS 35, T25S, R21E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS S 89°54' W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE SURVEY IS CREATE A BOUNDARY OF A PARCEL OF LAND FOR ANNEXATION INTO MOAB CITY, UTAH

COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER

APPROVAL AND ACCEPTANCE BY GRAND COUNTY COMMISSION

ON THIS _____ DAY, OF _____, 20____.

COUNTY CLERK _____
COMMISSION CHAIR

COUNTY SURVEYOR CERTIFICATE OF APPROVAL

APPROVED BY THE GRAND COUNTY SURVEYOR THIS _____ DAY OF _____, 20____.

GRAND COUNTY SURVEYOR
STAMP



MOAB CITY PLANNING COMMISSION AGENDA

January 8, 2026

TITLE: Land Use Code Update Discussion

DISPOSITION: Department update

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

ATTACHMENT/S:

- Exhibit 1 Uses and Definitions Spreadsheet
- Exhibit 2 Formatting Options

STAFF RECOMMENDATION: N/A

OTHER OPTIONS: N/A

RECOMMENDED MOTION: N/A

SUMMARY:

This meeting's code workshop will be reviewing the current uses and definitions. We will discuss formatting options and combining like uses into categories.

RELEVANT LAWS, STUDIES & PLANS:

Moab Municipal Code

RESPONSIBLE DEPARTMENT:

Community Development

FINANCIAL IMPACT:

N/A

Option 1	Example: https://library.municode.com/ut/springdale/codes/code_of_ordinances?nodeId=TIT16LAUSOR_CH7APEACCOUSZO
Use	
Franchise:	Restaurant Retail
Definition	
Franchise	a business model where an established company grants an individual or group the right to use its brand, trademarks, and proven business system to sell products or services in exchange for fees and royalties.
Restaurant	a business where people pay to sit and eat meals that are cooked and served on the premises.
Retail	a business that sells new goods and merchandise from a single point of purchase directly to customers who intend to use that product and serves the everyday needs of the community in which it is located.
Option 2	Example: https://sedona.municipal.codes/SLDC/3.2.E
Use	
Franchise, restaurant	
Franchise, retail	
Retail	
Definition	
Franchise Restaurant	a business where people pay to sit and eat meals that are cooked and served on the premises, utilizing a business model where an established company grants an individual or group the right to use its brand, trademarks, and proven business system to sell products or services in exchange for fees and royalties.
Retail Franchise	a business that sells new goods and merchandise from a single point of purchase directly to customers who intend to use that product and serves the everyday needs of the community in which it is located utilizing a business model where an established company grants an individual or group the right to use its brand, trademarks, and proven business system to sell products or services in exchange for fees and royalties.
Retail	a business that sells new goods and merchandise from a single point of purchase directly to customers who intend to use that product and serves the everyday needs of the community in which it is located.
Resturant	a business where people pay to sit and eat meals that are cooked and served on the premises.