



EST. 1902  
APRIL 27, 2023  
PLANNING COMMISSION MEETING 6:00 P.M.

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

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

2. Citizens To Be Heard

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

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F\\_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNQA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-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

**April 13, 2023, Regular Meeting**

Documents:

[MIN-PC-2023-04-13 DRAFT.PDF](#)

4. Action Item

4.1. Proposed City Resolution No. 15-2023: A Resolution Approving The Nichols Minor Subdivision Of Property Located At 612 & 616 Nichols Lane, Moab, Utah 84532

**Briefing and possible action**

Documents:

[NICHOLS\\_SUBDIVISION\\_PETITION PC AGENDA SUMMARY 4.21.23.PDF](#)  
[EXHIBIT\\_1\\_MOAB CITY RESOLUTION 15-2023 612 NICHOLS LN SD 04272023.PDF](#)  
[EXHIBIT\\_2A\\_612 NICHOLS LANE RELATIVE LOCATION\\_ZOOMOUT.PDF](#)  
[EXHIBIT\\_2B\\_612 NICHOLS LANE RELATIVE LOCATION.PDF](#)  
[EXHIBIT\\_3\\_NICHOLS\\_BOWEN\\_SUBDIVISION PLAT.PDF](#)  
[EXHIBIT\\_4\\_PROPOSED 612 NICHOLS MINOR SUBDIVISION.PDF](#)  
[EXHIBIT\\_5\\_JOHNSON INGRESS\\_EGRESS EASEMENT.PDF](#)  
[EXHIBIT\\_6\\_NICHOLS MINOR SUBDIVISION FINDINGS\\_2022\\_8\\_29.PDF](#)

4.2. Proposed Planning Resolution No. 05-2023: A Resolution Approving A Major Change Amendment To The Approved Level II Site Plan, HooDoo Hotel Phase II Casitas Planning Resolution #03-2022; Approving The Proposed HooDoo Casitas Phasing Plan.

**Briefing and possible action**

Documents:

[HOODOO\\_CASITAS\\_PHASINGPLAN MAJOR CHANGE AMENDMENT PC AGENDA SUMMARY 042723.PDF](#)  
[EXHIBIT\\_1\\_MOAB CITY PLANNING RESOLUTION 05-2023 HOODOO PHASING PLAN 042723.PDF](#)  
[EXHIBIT\\_2A\\_HOODOO CASITAS PROJECT RELATIVE LOCATION\\_ZOOMOUT.PDF](#)  
[EXHIBIT\\_2B\\_HOODOO CASITAS PROJECT RELATIVE LOCATION.PDF](#)

EXHIBIT\_2C\_VICINITY MAP HOODOO PHASE II CASITAS 041422.PDF  
EXHIBIT 3 RECORDED COUNTY PLAT HOODOO PHASE II CASITAS 041422.PDF  
EXHIBIT 4 LANDSCAPE SITE PLAN HOODOO PHASE II CASITAS 041422.PDF  
EXHIBIT 5 PARKING LAYOUT HOODOO PHASE II CASITAS 041422.PDF  
EXHIBIT\_6\_PROPOSED PHASING PLAN 20230330 - HOODOO CASITAS - PHASING PLAN.PDF

5. Future Agenda Items

6. 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](http://www.moabcity.org)

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**April 13, 2023**

The Moab City Planning Commission held its regularly scheduled meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=n8-TcErX96M](http://www.youtube.com/watch?v=n8-TcErX96M).

**Call to Order:** Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Ruben Villalpando-Salas and Miles Loftin attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Assistant Planner Krystyna Dillard-Crawford, Sustainability Director Alexi Lamm, City Council Liaison Luke Wojciechowski and Recorder Sommar Johnson also attended.

**Citizens to be Heard:** There were no citizens to be heard.

**Approval of Minutes:**

Commission Member Villalpando-Salas moved to approve minutes for the February 23 and March 9, 2023, Regular Meetings. Commission member Loftin seconded the motion. The motion passed unanimously.

**Workshop: Water Efficient Landscaping Standards**

Planning Director Shurtleff, Sustainability Director Lamm and Planning Administrator Anglin presented items requiring clarity in the draft landscaping ordinance amendments. Items discussed included use of artificial turf and plants, buffers and buffering, screening, enforcement issues and a proposed required plant list. Irrigation requirements in the City right-of-way, mulch, water features, vegetation exemptions, exceptions to the landscape ordinance and water sense fixtures were also discussed. Legislative authority was considered.

**Proposed Text Amendment Application - Two-Household Dwelling—Discussion**

Planning Director Shurtleff explained an application regarding the potential ability to “condominiumize” an existing duplex or a home converted to a two-household dwelling with separate ownership of each unit. Commission Chair Marienfeld pointed out new construction could be developed as twinhomes so the proposal likely contemplates existing dwellings only. While Shurtleff indicated the intention of the applicant is not yet known, he introduced discussion that considered potential pitfalls and benefits for the community in view of affordable or attainable workforce housing.

**Other Business:**

Commission Chair Marienfeld brought up a letter sent by a planning and zoning development applicant to neighbors regarding a proposed site plan, as required by the City Planning Department. Marienfeld said feedback from the neighbors indicated the letter was insufficient to consider impacts on neighbors. Planning Director Shurtleff announced the City would be revamping the process for notifying the public about proposed developments in an effort to provide residents with more robust information about proposed developments.

**Future Agenda Items:**

Planning Director Shurtleff said there would be a public hearing for the proposed landscaping amendments, and possible site plan presentations.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 9:13 p.m.

## Moab Planning Commission Agenda Item

### Nichols Minor Subdivision

Meeting Date: April 27, 2023

**Title:** Consideration and Possible Recommendation of Moab City Resolution #15-2023, A Resolution Approving Nichols Minor Subdivision of Property Located at 612 & 616 Nichols Lane Moab, Utah 84532.

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Cory P. Shurtleff, Planning Director

#### Attachment(s):

- Exhibit 1: Draft Moab City Resolution #15-2023
- Exhibit 2: Vicinity Maps
  - o Exhibit 2a: Relative Location – Zoom Out
  - o Exhibit 2b: Relative Location
- Exhibit 3: Copy of Recorded Plat
- Exhibit 4: Draft Survey Plat
- Exhibit 5: Johnson Ingress/Egress Easement
- Exhibit 6: Findings Letter from Moab Planning Department

#### Options:

1. Forward a Positive Recommendation to City Council on Resolution #15-2023, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Forward a Negative Recommendation, giving specific findings for the decision.

**Recommended Motion:** I move to forward a Positive Recommendation to City Council on Moab City Resolution #15-2023, A Resolution Approving the Nichols Minor Subdivision of property located at 612 & 616 Nichols Lane Moab, Utah 84532, with the following conditions:

- 1) All comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director, prior to final recording, including:
  - a) Proposed access and utility easement area shall be cleared of obstructions or fences, and hard surfaced to meet the City Engineer's specified requirements.
  - b) Completion of Driveway Agreement between 616 Nichols (01-OMNI-0025) and the newly created parcel, including Conditions and Maintenance statements.

**Applicant:** Kyle Kaiser, Owner

#### Background:

Applicant and property owner, Kyle Kaiser, submitted the City of Moab Minor Subdivision Application on July 27, 2022, for the two-lot subdivision of property located

at 612 Nichols Lane Moab, Utah 84532; and amending the Nichols Subdivision Lot 23 (parcel #01-OMNI-0025) to accommodate access to a newly created lot by subdividing parcel #01-OMNI-0026. This amendment would change the Nichols Subdivision lots from a flag-lot subdivision to three standards lots, two of which utilize a shared driveway through an access and utility easement. On August 30, 2022, the application and updated submittal materials were reviewed by staff and a findings document was created for the process to subdivide. The complete application materials were submitted to the City on March 28, 2023, then submitted for review and recommendation by the Moab Planning Commission on April 27, 2023.

**Project Summary:**

Location: 612 & 616 Nichols Lane Moab, Utah 84532  
Property Owner: Kyle Kaiser  
Parcel Size: 13,068 sf (.30 acres) & 12,632.4 sf (.29 acres)  
Proposed Lot 1: 6,412 sf (0.15 acres)  
Proposed Lot 2: 6,490 sf (0.31 acres)  
Zoning: R-2 Single-Household and Two-Household Residential Zone

**Narrative Summary:**

The property owner is proposing to subdivide the existing properties, currently used for a primary dwelling residence. Utility Easements are proposed on this subdivision plat to accommodate the newly proposed lot.

**Process:**

MMC Section 16.08.020 allows for exceptions to the final plat hearing process for minor subdivisions of five lots or less. These applications must be reviewed by the Planning Commission and referred to Council with a recommendation, as noted below.

“MMC Section 16.08.020, *Exceptions--Final plat*, discusses the process and required documents

In subdivisions of less than five lots, land may be sold after recording of a plat, if all the following conditions are met:

- A. The subdivision plan shall have been approved by the planning commission, the planning coordinator, the city engineer, the city attorney, other agencies the zoning administrator deems necessary, and the city council;
- B. The subdivision is not traversed by lines of a proposed street, and does not require the dedication of any land for street or other purposes;
- C. Each lot within the subdivision meets the frontage width and area requirements of the zoning title or has been granted a variance from such requirements by the appeal authority;
- D. All final plat requirements shall be complied with;
- E. All provisions of Chapter 16.20 of this title shall be complied with; and
- F. The water supply and sewage disposal shall have been approved by the utility supervisor

**CITY OF MOAB RESOLUTION NO. 15-2023**

**A RESOLUTION APPROVING THE MINOR SUBDIVISION OF PROPERTY LOCATED AT 612 NICHOLS LANE, MOAB, UT 84532**

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

- a. Property Owner and Applicant, Kyle Kaiser, has applied for a Minor Subdivision of the property located at 612 Nichols Lane, Moab, Utah 84532, and wishes to subdivide a single parcel in to two parcels; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the minor subdivision as required in MMC Chapter 16; and
- c. The property is located in the R-2 Single-Household and Two-Household Residential Zone, the existing use on the property is residential, with the proposed future residential use allowed as a permitted use; and
- d. Owner, Kyle Kaiser, desires to subdivide one parcel into two separate parcels. The existing parcel, (01-0MN1-0026) is 13,049.58 sf, and the proposed subdivision would create two lots, one with 6,412 sf and one with 6490 sf; and
- e. The proposed lots satisfy the dimensional requirements of the R-2 Zone; and
- f. The Moab Planning Commission reviewed the application for the Nichols Minor Subdivision in a regularly scheduled meeting held on April 27, 2023, and subsequently recommended approval to the Moab City Council in accordance with MMC Chapter 16.08.020 that allows a minor subdivision of less than five (5) lots to be reviewed without a public hearing; and
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on May 9, 2023; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #15-2023, hereby finds, that the minor subdivision can meet or exceed the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the 612 Nichols Lane Minor Subdivision is hereby APPROVED.

PASSED AND APPROVED in open City Council by a majority vote of the Governing Body of Moab City Council on May 9, 2023.

SIGNED: \_\_\_\_\_  
Joette Langianese, Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, Recorder

# Relative Location: 612 Nichols Lane

This map shows the relative location of 612 Nichols Lane.



# Relative Location: 612 Nichols Lane

This map shows the relative location of 612 Nichols Lane.



Grand County Emergency Medical...

612 Nichols Ln

Apache

Gary's Lock & Key

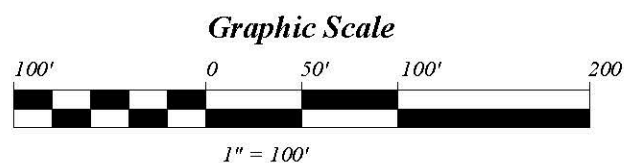
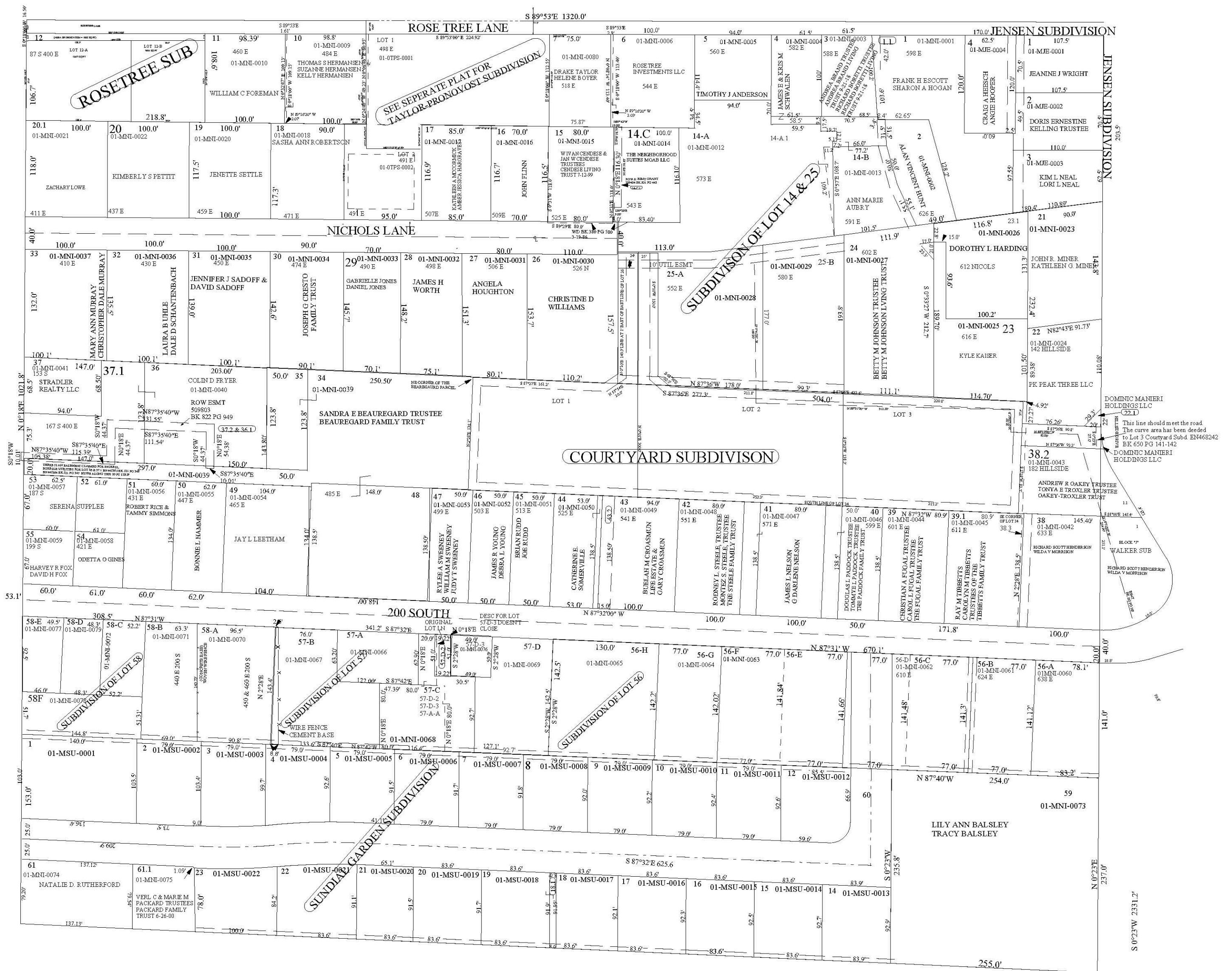
The Church of Jesus Christ of Latter...

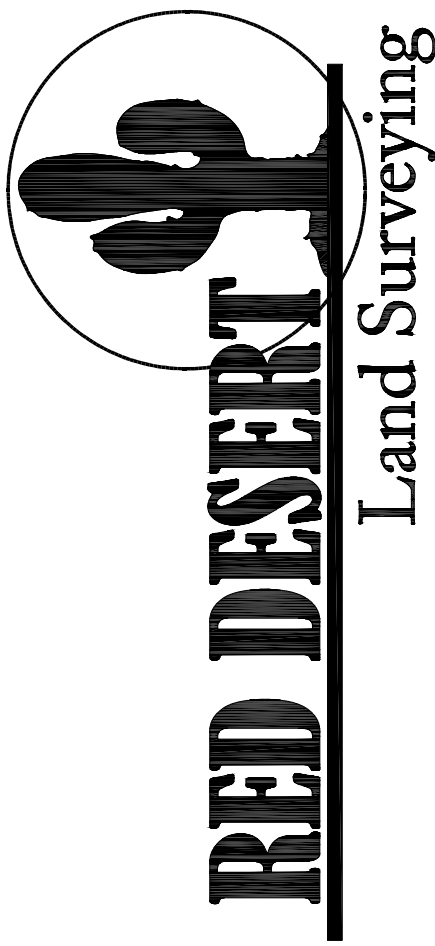


# NICHOLS-BOWEN SUBDIVISION NICHOLS PLAT

SW ¼ SECTION 6 T 26S R22E SLB&M

THIS PLAT IS FOR NAME CHANGE RECORDS ONLY  
SEE OFFICIAL PLAT FOR ALL OTHER PURPOSES





88 East Center Street  
Moab, UT 84532  
435.259.8171

**STANDARD LEGEND**

- PROF. CORNER FOUND
- PROF. CORNER SET
- MAG. NAIL FOUND
- MAG. NAIL SET
- BLOCK CORNER
- SECTION MONUMENT
- PROPERTY LINE
- BUILDING SETBACKS
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY ADJOINING

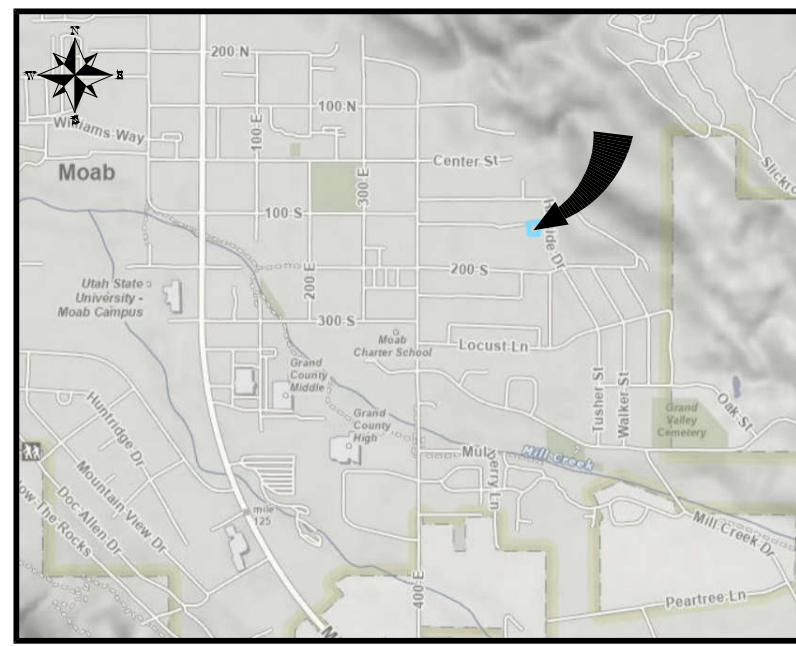
- POWERPOLE
- OUT WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA

- WATER LINE
- WATER VALVE
- WATER METER
- HYDRANT
- TELEPHONE
- PEDESTAL
- GAS METER
- GAS LINE
- FENCE
- ASPHALT

- CLEAN OUT
- SAN. SEWER LINE
- SEWER MANHOLE
- CABLE BOX
- CABLE PEDESTAL
- STOP SIGN
- SIGN
- CONTOURS

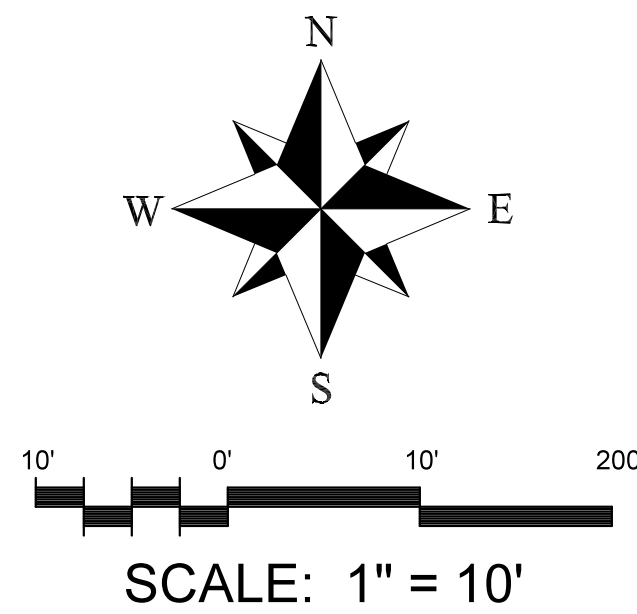
# NICHOLS PLAT, LOT 23, TRACT 1 AMENDED

A SUBDIVISION LOCATED WITHIN THE  
SW QUARTER OF SECTION 6, T26S, R22E, SLB&M



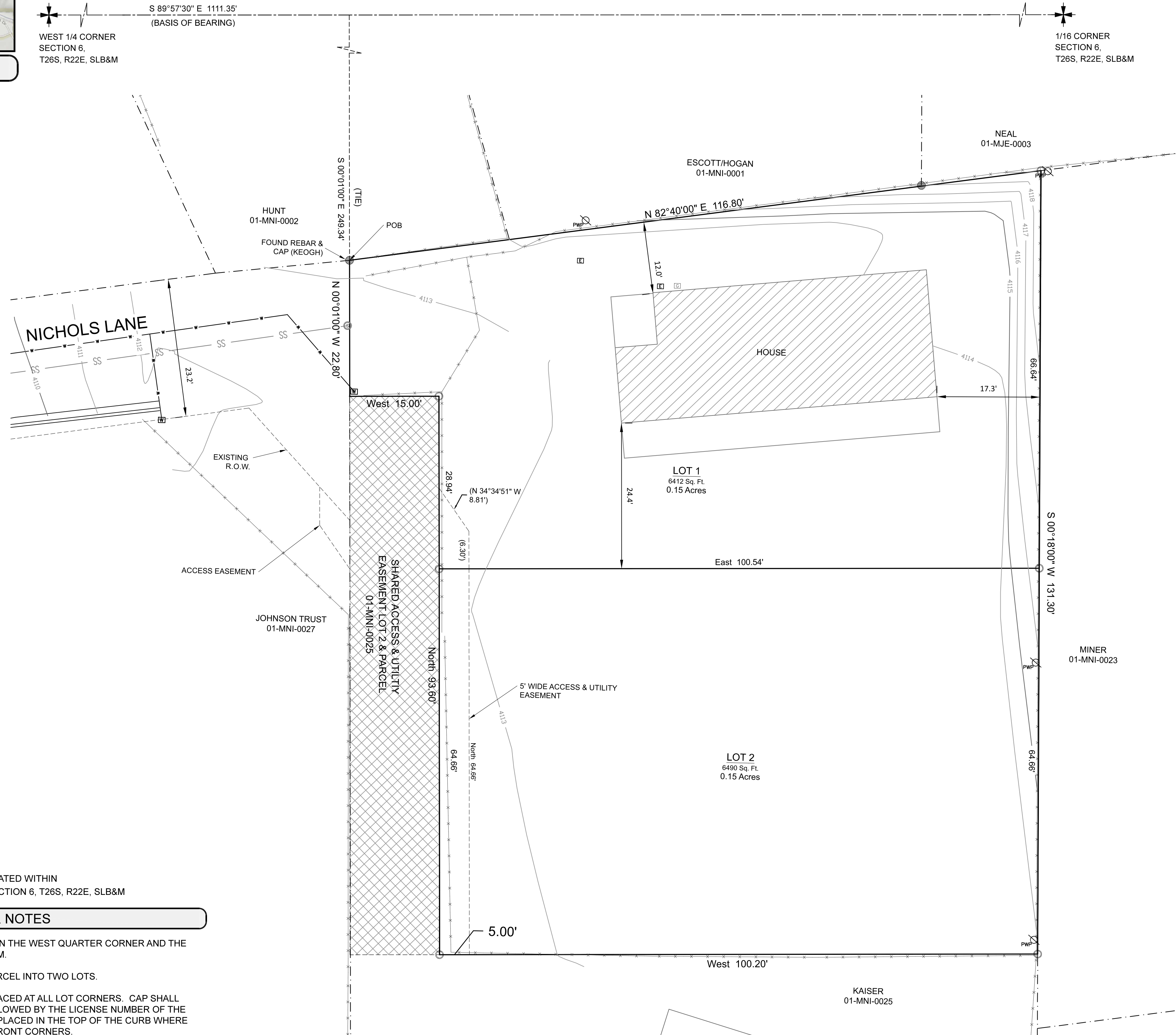
VICINITY MAP

NOT TO SCALE



WEST 1/4 CORNER SECTION 6, T26S, R22E, SLB&M  
S 89°57'30" E 1111.35'  
(BASIS OF BEARING)

1/16 CORNER SECTION 6, T26S, R22E, SLB&M



A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, T26S, R22E, SLB&M

**SURVEYOR NOTES**

THE BASIS OF BEARING IS S 89°57'30" BETWEEN THE WEST QUARTER CORNER AND THE 1/16 CORNER OF SECTION 6, T26S, R22E, SLB&M.  
THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO TWO LOTS.  
5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

**SURVEYOR'S CERTIFICATE**

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 subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as NICHOLS PLAT, LOT 23, TRACT 1 AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake  
License No. 7540504

DATE

**SUBDIVISION BOUNDARY LEGAL DESCRIPTION**

Tract No. 1 of Lot 23, Nichols Plat, NICHOLS BOWEN SUBDIVISION, more particularly described as follows: Beginning at a corner which bears South 89°57'30" East 1111.35 feet and South 00°01'00" East 249.34 feet from the West 1/4 corner Section 6, Township 26 South, Range 22 East, Salt Lake Base & Meridian, and proceeding thence North 82°40' East 116.8 feet to a corner; thence South 0°18' West 131.30 feet; thence West 100.20 feet; thence North 93.60 feet; thence West 15.0 feet; North 0°01' West 22.80 feet to the point of beginning, having an area of 0.30 acres.

**OWNER'S DEDICATION**

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as NICHOLS PLAT, LOT 23, TRACT 1 AMENDED and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

KYLE J. KAISER

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ } s.s.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
612 NICHOLS LANE  
Moab, Utah 84532

PROJECT LOCATION:  
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:  
KYLE KAISER

APPROVAL BY MOAB CITY PUBLIC WORKS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

APPROVAL BY MOAB CITY ATTORNEY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

APPROVAL BY MOAB CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

APPROVAL BY MOAB CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

APPROVAL BY MOAB CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_

GRAND COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_

COUNTY RECORDER

DATE:  
3/23/23

JOB NUMBER:  
127-22

SHEET 1 OF 1

DIRECTOR

CITY ATTORNEY

CITY ENGINEER

CHAIR

ATTEST:

MOAB CITY MAYOR

WHEN RECORDED, PLEASE RETURN TO:

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## GRANT OF EASEMENT

**THE BETTY M. JOHNSON LIVING TRUST DATED JUNE 30, 1999**, Grantor, Moab, UT, hereby grants and conveys to **KYLE KAISER**, Grantee, Moab, UT, or their successors and assigns, a certain perpetual **INGRESS AND EGRESS EASEMENT** hereinafter described and for the purposes recited herein.

**WHEREAS**, Kaiser is the owner of real property situated in Grand County, Utah, known as Serial Nos. 01-OMNI-0025 ("Parcel A"), \_\_\_\_\_ ("Parcel B") more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference; and

**WHEREAS**, The Betty M. Johnson Living Trust Dated June 30, 1999, is the owner of real property situated in Grand County, Utah, known as Serial No. 01-OMNI-0027 ("Parcel C"), more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference; and

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **INGRESS AND EGRESS Easement**. The Ingress & Egress easement hereby granted consists of a perpetual non-exclusive easement on, over, across and through a strip of land described below as described in attached **Exhibit A** and illustrated in the attached **Exhibit B** for ingress and egress to Parcel A and Parcel B across Parcel C, attached hereto and incorporated herein by this reference (the "Easement Area").
  - a. **Maintenance**. All cost and expenses incidental to the repair and maintenance of the road surface of the Easement Area for shall be divided equally between the owners of Parcel A and Parcel B, unless such activity is required due to the negligence, independent initiative, or harm enacted by one party, in which case, the cost and expense shall be borne by the responsible party.

- b. *Limitations on use of the ingress and egress Easement.* The ingress and egress easement granted hereby may only be used by residents of Parcel A and Parcel B for residential, maintenance, and emergency ingress and egress to the property therein.

Miscellaneous.

- a. *Binding Effect.* This Easement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, agents, shareholders, members, managers, directors, officers, successors, and assigns forever.
- b. *Full Use and Enjoyment.* Except as described herein, each party shall continue to enjoy the full use and enjoyment of their respective real property.
- c. *Covenant Running With the Land.* The Easements granted, and all conditions and limitations stated, herein shall run with the land, shall burden and benefit Parcel C, and shall benefit Parcel A and Parcel B.
- d. *Governing Law, Jurisdiction, and Venue.* This Easement shall be construed pursuant to the laws of State of Utah. The place of performance is Grand County, and the exclusive venue for any future dispute arising under this Easement shall be the courts of Grand County, Utah.
- e. *Severability.* In the event that any provision of this Easement is found to be illegal or unenforceable by a court of competent jurisdiction, such provision will be severed and modified or replaced with an enforceable provision evidencing the Parties' intent.
- f. *Attorneys' Fees.* In the event of a dispute hereunder, the Prevailing Party shall be entitled to an award of its costs and fees, including reasonable attorneys' fees.
- g. *Recordation.* The Parties shall record this Easement in the real property records of Grand County, Utah.

By, \_\_\_\_\_ Betty M. Johnson, Trustee

THE BETTY M. JOHNSON LIVING TRUST

DATED JUNE 30, 1999

[See Exhibit A and B]

STATE OF UTAH )

COUNTY OF GRAND )

:SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me a notary Public in and for the state of \_\_\_\_\_ personally appeared as Betty M. Johnson, Trustee THE BETTY M. JOHNSON LIVING TRUST DATED JUNE 30, 1999, personally know to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entities upon behalf of which the persons acted, executed instrument.

\_\_\_\_\_ NOTARY PUBLIC

Residing in \_\_\_\_\_ County, \_\_\_\_\_ My commission expires:

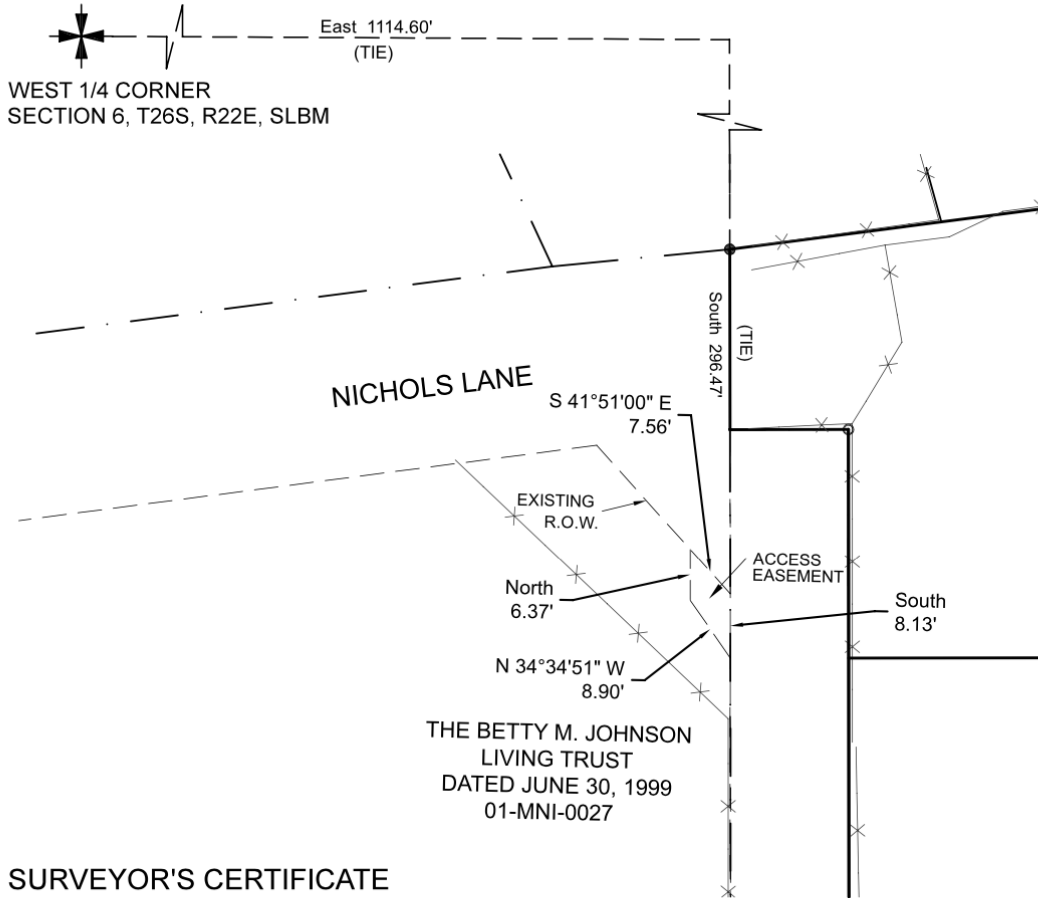
\_\_\_\_\_

## **Exhibit A**

An ingress and egress easement, being more particularly described as follows,


Beginning at a point on the existing right-of-way of Nichols Lane, said point being East 1114.60 feet and South 296.47 feet from the West Quarter corner of Section 6, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Grantor's east boundary thence South 8.13 feet; thence North  $34^{\circ}33'51''$  West 8.90 feet; thence North 6.37 feet to a point on said right-of-way; thence with said right-of-way South  $41^{\circ}50'00''$ ; East 7.56 feet to the point of beginning, having an area of 37 square feet.

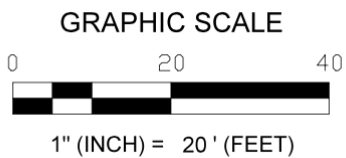
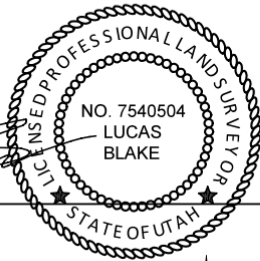
## Exhibit B



### SURVEYOR'S CERTIFICATE

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

  
 Lucas Blake  
 License No. 7540504



**EXHIBIT B**  
**INGRESS & EGRESS  
 EASEMENT**

**RED DESERT**  
 Land Surveying  
 88 EAST CENTER STREET  
 Moab, UT 84532  
 435.259.8171

Project 127-22  
 Date 1/9/23  
 Sheet 1 OF 1

217 E. Center Street  
Moab, Utah 84532-2534  
Phone: 435-259-5129



**Cory P. Shurtleff**  
Planning Director

Date: 8/30/2022

Kyle Kaiser  
616 Nichols Ln  
Moab, UT 84532

**RE:**

Location: 612 Nichols Lane, Moab UT 84532  
Property Owner: Kyle Kaiser  
Applicant: Same  
Parcel Size: 13,068 sf (.30 acres)  
Proposed Lot 1: 6412 sf (North lot)  
Proposed Lot 2: 6490 sf (South lot)  
Zoning: R-2 Single-Household and Two-Household Residential Zone  
Proposed Use: Residential

Mr. Kaiser,

This letter is regarding the minor subdivision application you submitted with Moab City planning Department on July 27, 2022, for the property located at 612 Nichols Lane Moab, City, Utah 84532. The request was to subdivide a parcel with tax ID # 01-OMNI-0026 into two separate lots. The applicant is also asking to use the pan handle of the existing flag lot (ID # 01-OMNI-0025) to access the newly created lot.

**DECISION:**

The minor subdivision may be approved if the following modifications are made:

- The panhandle of the existing flag lot is modified to be a part of the newly created lot as a private accessway for existing and proposed lots.
- The panhandle portion of the existing flag lot is widened to 20' to meet the access requirements of section 12.08.070.
- The private access and all proposed and existing driveways be hard surfaced to meet the City Engineer's specified requirements.
- Include a plat note to the effect: "The dedicated private road shown on this plat shall be jointly maintained by owners of parcel # [parcels numbers]. This private right of way parcel shall not be maintained by City of Moab".
- Include deeds on all properties using the accessway that include maintenance and repair plans with the subdivision plat.

**DISCUSSION:**

The following is a list of the sections of the ordinance that pertain to creating the proposed lot located at 612 Nichols Lane and an analysis on how the proposed subdivision meets the standards or can be modified to meet the requirements of the section of the ordinance.

#### 17.06.020 Definition of Flag Lot

*“Flag-shaped,” “panhandle lot,” “flag lot,” all mean a lot or building site having its only vehicular access by way of a long narrow drive/entry/access way which serves no other property.*

Analysis: As proposed, the pan handle of the existing flag lot will be used to access the new one and will remain part of the flag lot. If the panhandle remains part of the existing lot, then the new parcel will be created as non-complying and would not meet the definition of a “flag lot”.

Finding: The current configuration of the proposed lot will not meet the requirements found in City code.

#### 17.12.170 Policy Pertaining to Flag-Shaped or Panhandle Lots

*Flag-shaped or panhandle lots shall be permitted in any subdivision where required by the configuration of land boundaries or terrain dictates such lot shape, but under no circumstances shall such lot shape be utilized as a standard or repetitious pattern in a subdivision.*

*Flag-shaped or panhandle-shaped lots may be created in any residential zone if all of the following requirements are met:*

- A. The lot has at least twenty feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot or parcel;*
- B. The handle portion of the lot is at least twenty feet in width, and not more than one hundred fifty feet in length;*
- C. The lot meets the lot area and lot width requirements of the applicable zone.*
- D. Setbacks for structures on a flag lot shall be those as applied to any other standard lot in the underlying zone.
  - 1. Setback exception: Single-story dwellings constructed on flag lots may be constructed to within five feet of the side lot line adjacent to the pole side of the lot.**

Analysis: The current flag lot is a legal noncomplying lot due to the pan handle being fifteen feet wide. Adding another lot to use the panhandle for access would be in violation of the requirements of this section of ordinance.

Finding: The current configuration of the proposed lot will not meet the requirements for City code.

#### 17.12.080 Nonconforming Lots

##### *C. Lot Reduction.*

- 1. No lot or interest therein shall be transferred, conveyed, sold or subdivided so as to create a new nonconforming lot, to avoid, circumvent or subvert any provision of this code, or to leave remaining any lot in violation of the dimensional requirements of this code.*
- 2. No lot or portion of a lot required as a building site under this code shall be used as a portion of a lot required as a site for another structure.*
- 3. No building permit shall be issued for any lot or parcel of land which has been conveyed, sold, or subdivided in violation of this subsection. Any transferee who acquires a lot in violation of this subsection without knowledge of such violation, and any subsequent transferee, shall have the right pursuant to Utah law to rescind and/or receive damages from any transferor who violates the provisions of this paragraph.*

Analysis: With the current configuration, the flag lot would be used to access two separate lots, which would be in violation of the City Code for flag lots and the noncomplying lot section of the MMC ordinance. In addition, the pan handle of the existing flag lot is fifteen feet, increasing the use of the pan handle would increase the existing noncompliance as well.

Finding: The current configuration of the proposed lot will not meet the requirements of City code.

#### 17.45.030 Area Requirements for R-2 zoning

*An area of not less than five thousand square feet shall be provided and maintained for each one-household dwelling and uses thereto. For two-household dwellings the lot size shall consist of a minimum of three thousand square feet per dwelling. For child day care centers and foster household care homes the building site shall contain at least ten thousand square feet. An area of not less than five acres shall be provided and maintained for each planned unit development, except that there shall be no area requirements for additions to an approved planned unit development. All church buildings shall have a building site area in which the area of the building is equal to or less than twenty percent of the total parcel size area.*

Analysis: If the pan handle portion of the flag lot were to be separated from the southern lot and become part of the new lot, and identified as an access easement only, the proposed lots can meet minimum size requirements for single and two-family homes.

Findings: With modifications, the minor subdivision can meet the section of ordinance.

#### 17.45.040 Width Requirements for R-2 Zoning

*The minimum width of any building site for a one-household dwelling or other building shall be fifty linear feet, measured at a distance of fifteen feet back from the front lot line.*

Analysis: if the flag lot were to be changed to have a shared access arm and not as part of the most southern lot, the dimension and size of the current flag lot would still meet the minimum requirements. The ordinance does not currently require the lot have street frontage, just minimum dimension requirements.

Findings: With modifications, the minor subdivision can meet the section of ordinance.

#### 12.08.070 Motor Vehicle Access

*H. Shared driveways may be approved to serve up to two lots. The shared driveway shall only be allowed at the discretion of the development review team, by exception, and provided the application meets the standards and criteria listed below:*

- 1. The deeds for any lots which utilize a shared driveway shall include all appropriate easements to pass and repass; to install utilities as necessary; to grade, drain, and maintain; and provide slope easements where required by the City Engineer. A driveway maintenance requirement shall be stipulated in the deeds of both lots and shall be presented as part of the application for an exception. Such deeds shall also contain a provision that the driveway shall not be used for access to any other property and an acknowledgment that the City shall have no responsibility to construct, maintain, repair, or replace the driveway or to provide*

*any service on or along the driveway access to such lot that is not generally provided by the City, on or along other individual driveways within the City.*

*I. Accessway. The shared driveway shall intersect with an existing or proposed city street or state highway. The driveway width shall be suitable in location and dimension for the proposed driveway and shall be not less than twenty feet in width in residential zones and thirty feet in width in commercial zones unless required by another government agency. (Ord. 19-13 § 21 (part), 2019; Ord. 17-37 (part), 2017)*

Analysis: The proposed shared access for the existing and proposed lot is currently fifteen feet in width. For the accessway to service two separate properties, it will need to be widened to a minimum of twenty feet and an agreement will need to be made between the applicant and the City that it is the responsibility of the property owners to maintain the accessway and not the responsibility of the City. The care and maintenance of the accessway will need to be recorded by deed when the minor subdivision is recorded with the county. As part of the review process, the City Engineer is requiring the accessway be hard surface to ensure that the roadway is not covered in gravel and debris.

Finding: The subdivision may be approved if the applicant is responsible for maintenance of the accessway and it is hard surfaced.

If there are any additional questions, please contact the City of Moab Planning Department.



Anna Anglin  
Zoning Administrator  
[aanglin@moabcity.org](mailto: aanglin@moabcity.org)  
[435-259-5129](tel:435-259-5129)

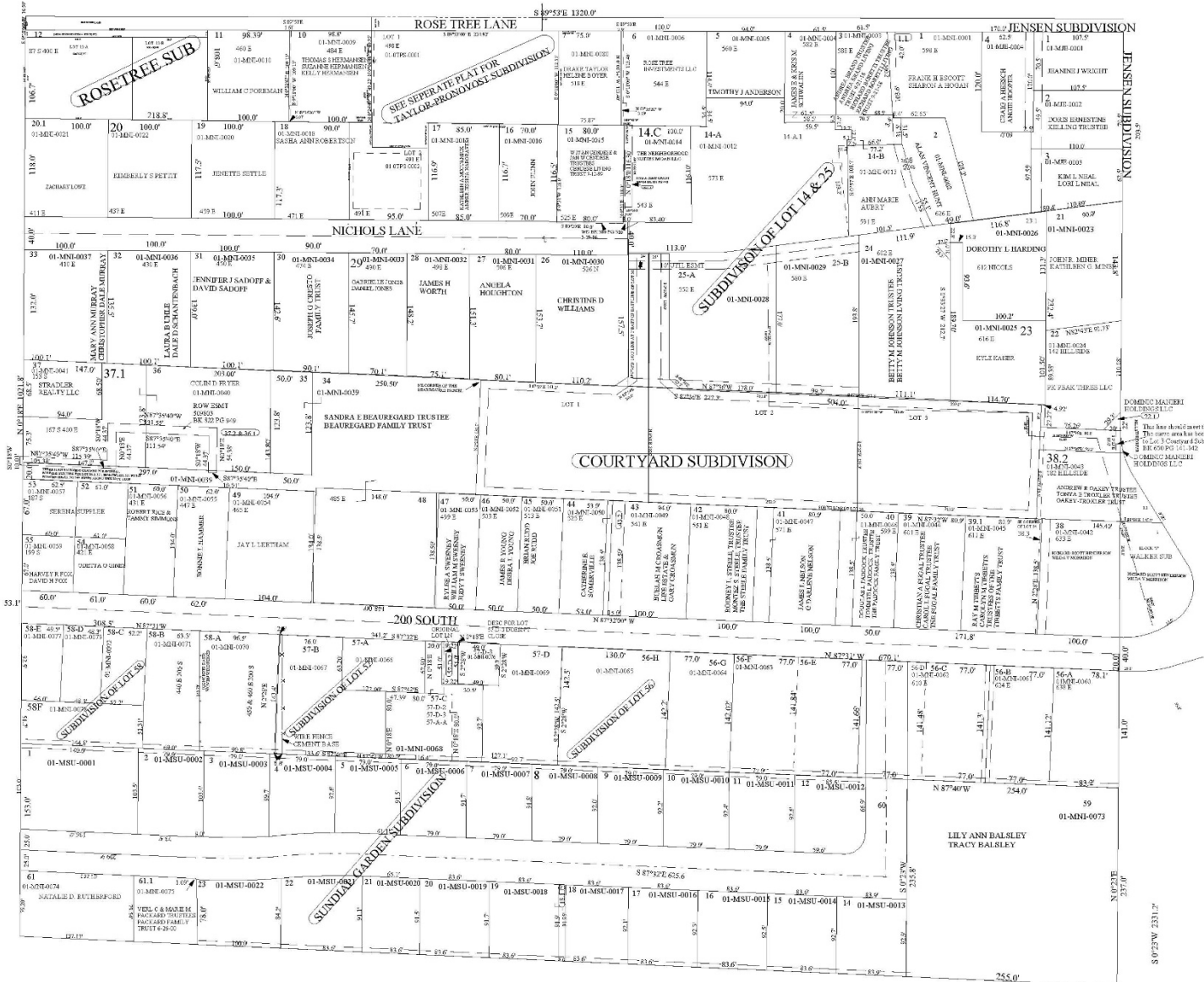
**ATTACHMENTS:**

Nichols Bowen Subdivision  
Proposed subdivision and legal descriptions

# NICHOLS-BOWEN SUBDIVISION NICHOLS PLAT

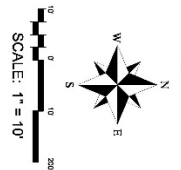
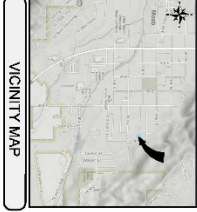
SW ¼ SECTION 6 T 26S R 22E SLB&M

THIS PLAT IS FOR NAME CHANGE RECORDS ONLY  
SEE OFFICIAL PLAT FOR ALL OTHER PURPOSES





88 East Center Street  
Mesa, UT 84433  
435.259.8171



**STANDARD LEGEND**

Water Line	Water Meter	Water Valve	Water Meter
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer	Storm Sewer	Storm Sewer
Electric	Electric	Electric	Electric
Gas	Gas	Gas	Gas
Telephone	Telephone	Telephone	Telephone
Property Line	Property Line	Property Line	Property Line
Building Footprint	Building Footprint	Building Footprint	Building Footprint
Public Utility Easement	Public Utility Easement	Public Utility Easement	Public Utility Easement
Survey Boundary	Survey Boundary	Survey Boundary	Survey Boundary

**PROJECT TYPE**  
SUBDIVISION

**PROJECT ADDRESS**  
872 NICHOLS LANE  
MESA, UTAH 84402

**PROJECT LOCATION:**  
GRAND COUNTY, STATE OF UTAH

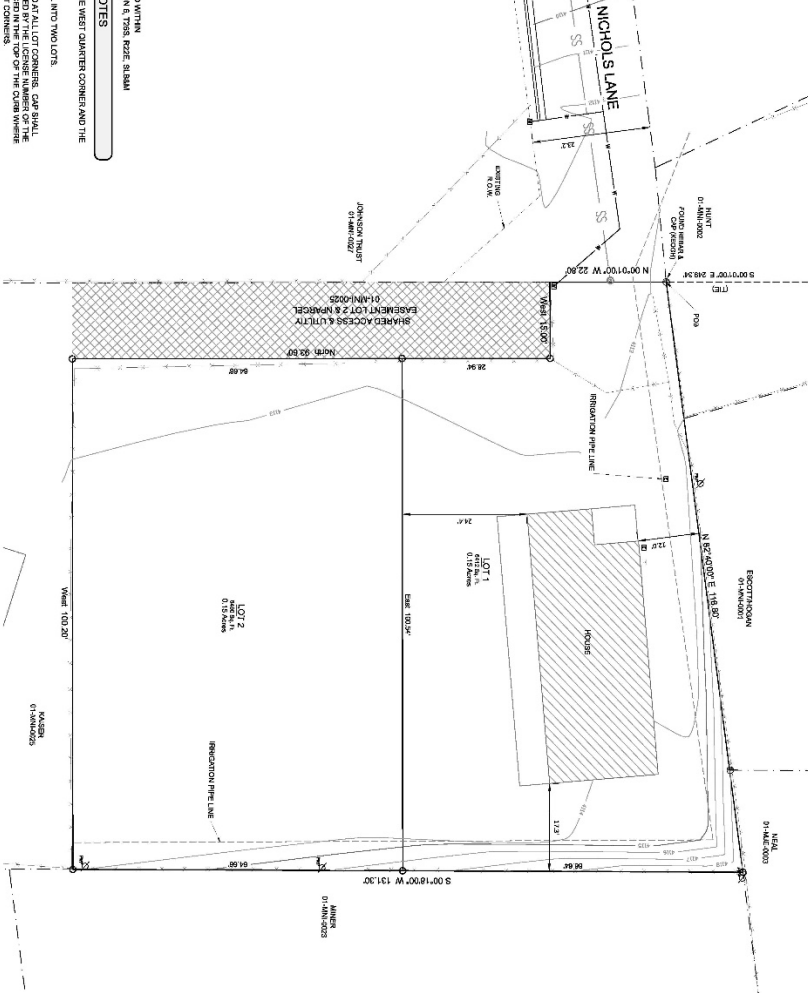
**PREPARED FOR:**  
MTE JANSER

**DATE:**  
7/26/22

**JOB NUMBER:**  
0792

**SHEET 1 OF 1**

**NICHOLS PLAT, LOT 23, TRACT 1 AMENDED**



**SUBDIVISION BOUNDARY LEGAL DESCRIPTION**

That No. 1 of Lot 23, Nichols Plat, NICHOLS BROWN SUBDIVISION, more particularly follows: Beginning at a corner which bears South 88°57'29" East 1111.53 feet and South 60°00'00" East 262.24 feet from the West 1/4 corner Section 5, Township 26 South, Range 22 East, T26N, R22E, 1/4 Sec. 5, Grand County, Utah, to a point on the line of the said Section 5, North 82°40'47" East 116.6 feet to a corner; thence South 07°01'30" West 131.3 feet; thence West 100°21'02" North 93.5 feet; thence West 15°01'04" North 070' West 22.8 feet to the point of beginning, having a total area of 0.15 ACRES.

**OWNERS' DEDICATION**

Know all men by these presents, that the undersigned, as the owners of the above described tract of land, and hereby make the same to be divided into lots, sections and blocks, together with easements as set forth in the plat hereunto attached, and do hereby dedicate to the public at roads and other areas shown on the plat as intended for public use. The undersigned names and hereby consent to any and all easements (not previously shown on this plat, the same to be used for the installation, operation and maintenance of public utility lines, and for any other purposes as shown on the plat for the purposes shown hereon.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ ) s/s  
COUNTY OF \_\_\_\_\_ ) 2020. PERSONALLY APPEARED  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_ AND \_\_\_\_\_, ALL OF WHOM DO HEREBY ACKNOWLEDGE THAT THEY  
ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND VOLUNTARILY AND FOR THE USES  
AND PURPOSES THEREIN, THEY HAVE HEREIN.

**NOTARY PUBLIC** FULL NAME \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**GRAND COUNTY RECORDER**  
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, FILE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_

**APPROVAL BY MOAV CITY PUBLIC WORKS**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**APPROVAL BY MOAV CITY ATTORNEY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**APPROVAL BY MOAV CITY ENGINEER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**APPROVAL BY MOAV CITY PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**APPROVAL BY MOAV CITY COUNCIL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**Moab Planning Commission Agenda Item**  
Major Change Amendment to Level II Site Plan Approval  
Hoodoo Casitas Phasing Plan  
Meeting Date: April 27, 2023

**Title:** Consideration and Possible Action on Moab City Planning Resolution #05-2023, A Resolution Approving a Major Change Amendment to the Approved Level II Site Plan, Hoodoo Hotel Phase II Casitas Planning Resolution #03-2022; Approving the Proposed Hoodoo Casitas Phasing Plan.

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Cory P. Shurtleff, Planning Director

**Attachment(s):**

- Exhibit 1: Draft Moab City Planning Resolution #05-2023
- Exhibit 2: Vicinity Maps
  - o Exhibit 2a: Relative Location – Zoom Out
  - o Exhibit 2b: Relative Location
  - o Exhibit 2c: Vicinity Map Hoodoo Phase II Casitas
- Exhibit 3: Recorded County Plat
- Exhibit 4: Landscape Site Plan Hoodoo Phase II Casitas
- Exhibit 5: Parking Layout Hoodoo Phase II Casitas
- Exhibit 6: Proposed Phasing Plan

**Options:**

1. Approve Moab City Planning Resolution #05-2023, with or without modifications; or
2. Continue or table item and give specific direction to the applicant and City Staff as to additional information needed to make a decision; or
3. Deny Moab City Planning Resolution #05-2023, giving specific findings for the decision.

**Recommended Motion:** I move that the City of Moab Planning Commission Approve Planning Resolution #05-2023, A Resolution Approving a Major Change Amendment to the Approved Level II Site Plan, Hoodoo Hotel Phase II Casistas Planning Resolution #03-2022; Approving the Proposed Hoodoo Casitas Phasing Plan.

**Applicant:** Hotel Moab II, LLC, Owner

**Background:**

Property owner, Mike Bynum, submitted the appropriate applications and submittal materials for the Level II Site Plan on February 14, 2022. The Site Plan Application was reviewed by the Development Review Team (DRT) on April 6, 2022. Following the response to the DRT comments in the resubmittal materials, the DRT found the outstanding comments were sufficiently addresses to submit to the Planning Commission for Conditional Approval, with the remaining comments to be addressed prior to Building Permit Approval. The Site Plan Application was submitted for review and approved by the Moab City Planning Commission, on

April 28, 2022.

Representatives of the owner met with City staff to discuss a phasing plan for the approved Hoodoo Casitas Site Plan on March 23, 2023. Rough draft drawings were received by Planning staff on March 23, 2023 and submitted to DRT informally for discussion on March 29<sup>th</sup>, 2023. A formal phased plan was submitted to Planning staff on April 14<sup>th</sup>, 2023 and sent to DRT on April 17, 2023. DRT reviewed the plan during a regularly scheduled meeting on April 26<sup>th</sup>, 2023 and no comments were submitted.

**Project Summary:**

Location: 261 Walnut Lane, Moab, Utah 84532  
Property Owner: Hotel Moab II, LLC  
Parcel Size: 122,918.5 sf  
Zoning: C-3 Central Commercial Zone

**Narrative Summary:**

The property owner is proposing a phased plan for the Hoodoo Casitas project. This plan includes two phases:

- Phase 1 will be completed May 15, 2023 and consists of 6 buildings/11 units.
- Phase 2 will be completed Sept 15, 2023 and consists of 10 buildings/20 units.

**Process:**

MMC Section 17.67.080 allows for Major Changes to be made to a Level 1 Site Plan. A Major Change to a Level 1 Site Plan must be reviewed and approved by the Planning Commission as the land use authority that originally authorized the site plan.

*“MMC Section 17.67.080, Amendment procedures—Lapse of site,*

C. Major Changes. Major changes, such as alterations in the size, configuration, or change of use as defined in this chapter; significant realignments or changes to access, utilities, or storm water facilities; other changes which increase the density, scope, or intensity of occupancy; significant changes to project phasing; or other changes which significantly affect the overall design or intent of the project shall be treated as a major change, and shall be referred for review to the land use authority that originally authorized the site plan.

**CITY OF MOAB PLANNING RESOLUTION NO. 05-2023**

**A RESOLUTION APPROVING A MAJOR CHANGE AMENDMENT TO THE APPROVED LEVEL II SITE PLAN, HOODOO HOTEL PHASE II CASITAS PLANNING RESOLUTION #03-2022; APPROVING THE PROPOSED HOODOO CASITAS PHASING PLAN**

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

- a. Applicant, Hotel Moab II, LLC, wishes to make a Major Change to the Approved Level II Site Plan, Hoodoo Hotel Phase II Casitas Planning Resolution #03-2022, in the form of a phasing plan for the Hoodoo Casitas project at 261 Walnut Lane, Moab, UT 84532; and
- b. The Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the Major Change to a Level II Site Plan as required in MMC 17.67.080C; and
- c. The property is in the C-3 Central Commercial Zone, the existing overnight accommodations use on the property is a permitted use; and
- d. The Moab Planning Commission reviewed the application for the Major Change Amendment to the Approved Level II Site Plan, Hoodoo Hotel Phase II Casitas Planning Resolution #03-2022, Proposed Hoodoo Casitas Phasing Plan Planning Resolution #05-2023, in a regularly scheduled meeting held on April 27, 2023, and;
- e. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Planning Commission, pursuant to Planning Resolution #05-2023, hereby finds, that the Major Change Amendment to the Approved Level II Site Plan, Proposed Hoodoo Casitas Phasing Plan, meets or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY PLANNING COMMISSION, the application for a Major Change Amendment to the Approved Level II Site Plan, Proposed Hoodoo Casitas Phasing Plan, is hereby APPROVED.

PASSED AND APPROVED in open Planning Commission by a majority vote of the Land Use Authority of Moab City on April 27, 2023.

SIGNED: \_\_\_\_\_  
Kya Marienfeld, Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, Recorder

# Relative Location: Hoodoo Casitas Project

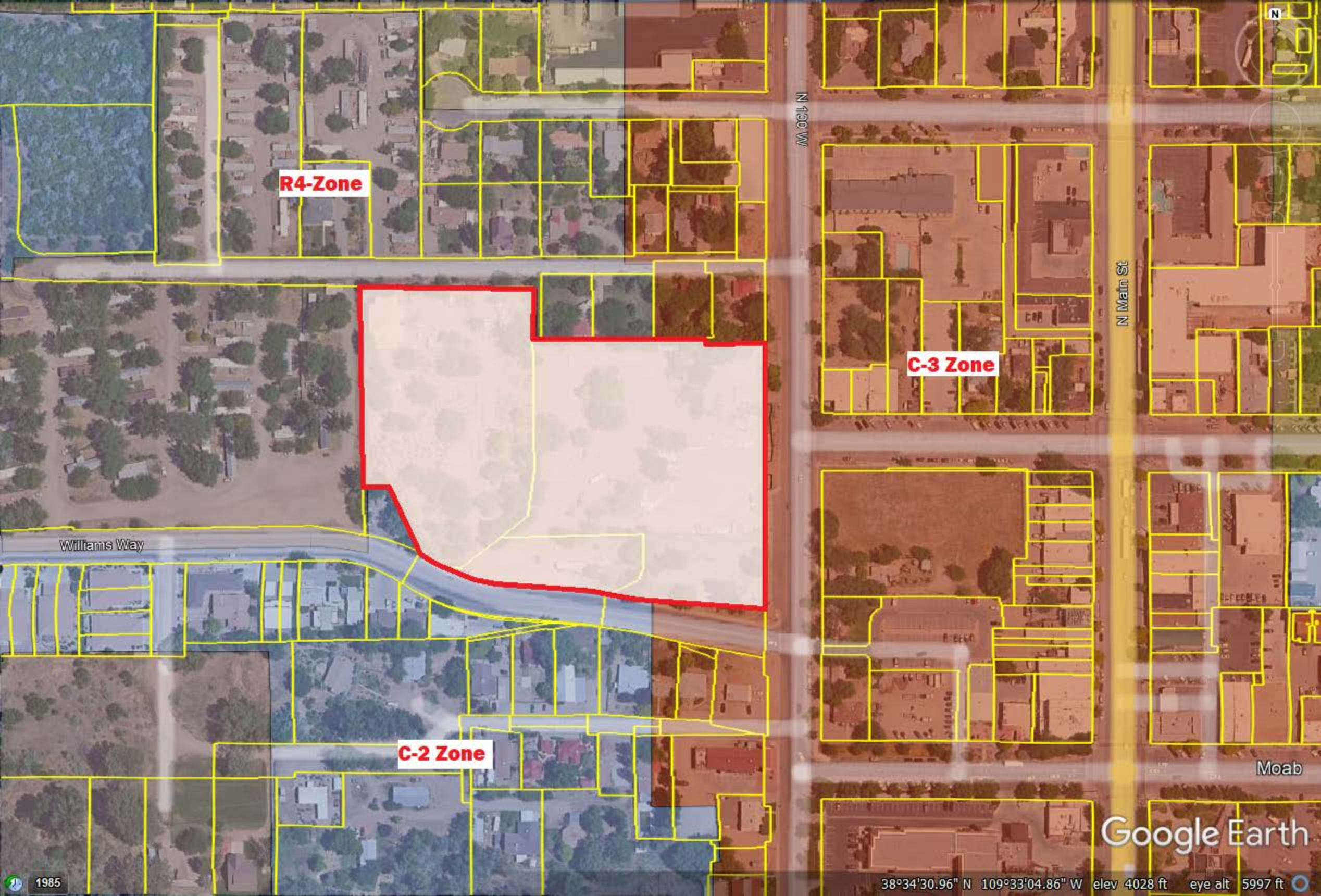
This map shows the relative location of the Hoodoo Casitas Project.



# Relative Location: Hoodoo Casitas Project

This map shows the relative location of the Hoodoo Casitas Project.





**R4-Zone**

**C-3 Zone**

**C-2 Zone**

Williams Way

N 130 W

N Main St

Moab

Google Earth

1985

38°34'30.96" N 109°33'04.86" W elev 4028 ft eye alt 5997 ft





**PLANTING KEYNOTES:**

1. LAWN AREA.
2. PROTECT EXISTING TREE TO REMAIN.

**VANZEBEN ARCHITECTURE**  
 2032 Lincoln Avenue  
 Ogden, Utah 84401  
 801-627-2400

This drawing was produced on a 30" x 42" sheet. If it has been printed on any other size sheet, it is likely a reduced copy. Scale accordingly.

PROJECT NO: 19012  
 DRAWN BY: MJV  
 CHECKED BY: MJV

REVISIONS:  
 03/10/2022

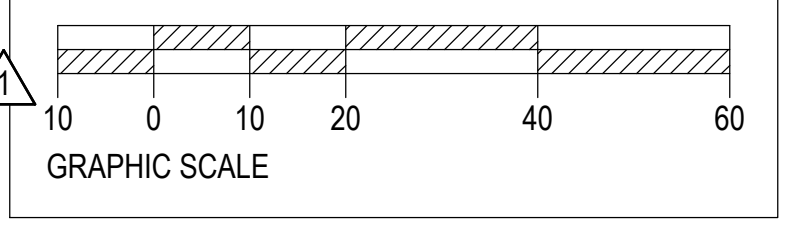
**PLANTING NOTES:**

- A. EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- B. COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- C. COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- D. MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:  
 TURF AREAS: 4"  
 SHRUBS AREAS: 8"  
 E. ALLOW FOR 3" DEEP MULCHING IN SHRUB AREAS, 2" DEEP @ TURF AREAS.  
 F. PROVIDE 3" DEEP MULCHING IN PLANTING AREAS AND AT TREE WELLS.  
 G. AREAS OF VEGETATIVE GROUND COVER SHALL BE PROVIDED WITH 2" DEEP MULCHING OF 1/2" DIA. MAX. WOOD OR STONE ACCEPTABLE.  
 H. IF USED, WEED BARRIER SHALL ONLY BE USED IN AREAS WITH STONE GROUND COVER.  
 I. LANDSCAPER SHALL SUBMIT STONE GROUND COVER(S) FOR LANDSCAPE ARCHITECT'S APPROVAL.  
 J. PROTECT TREES SPECIFIED TO REMAIN.  
 K. IF VARIETY IS NOT SPECIFIED CONTRACTOR MAY SELECT A VARIETY BASED ON AVAILABILITY AND ADAPTIVELY TO LOCAL CONDITIONS. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.

**PLANTING LEGEND**

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
<b>TREES</b>				
(T-1)	CELTIS RETICULATA	WESTERN HACKBERRY	2" CAL.	24
(T-2)	CERCIS OCCIDENTALIS	WESTERN REDBUD	2" CAL.	18
(T-3)	GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	2" CAL.	9
(T-4)	PINUS EDULIS	PINYON PINE	6" TALL	36
(T-5)	PINUS FLEXILIS	LIMBER PINE	6" TALL	23
(T-6)	QUERCUS MACROCARPA	BURR OAK	2" CAL.	7
(T-7)	KOELRUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL.	5
<b>VINES</b>				
(V-1)	CAMPIDIS RADICANS	COMMON TRUMPET CREEPER	5 GAL. @ 3' O.C.	4
<b>SHRUBS</b>				
(S-1)	CARYOPTERIS X CLANDONENSIS	BLUE MIST	5 GAL. @ 3' O.C.	132
(S-2)	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL. @ 4' O.C.	407
(S-3)	CORNUS SERICEA	RED OSIER DOGWOOD	5 GAL. @ 5' O.C.	69
(S-4)	EPHEDRA VIRIDIS	BRIGHTS TEA	5 GAL. @ 4' O.C.	153
(S-5)	PINUS MUGO 'PUMILIO'	DWARF MUGHO PINE	5 GAL. @ 4' O.C.	115
(S-6)	POTENTILLA FRUTICOSA	CINQUEFOIL	5 GAL. @ 3' O.C.	189
(S-7)	RHUS TRILOBATA	SQUAWBUSH	5 GAL. @ 5' O.C.	484
(S-8)	RIBES AUREUM	GOLDEN CURRANT	5 GAL. @ 4' O.C.	143
(S-9)	SALVIA DORRII	DORR'S SAGE	5 GAL. @ 3' O.C.	391
(S-10)	YUCCA BACCATA	BANANA YUCCA	5 GAL. @ 4' O.C.	117
<b>GROUND COVER</b>				
(GC-1)	CRUSHED STONE - LIGHT OR MEDIUM GRAY COLOR		1/2" DIA. MAX.	30,835 SQ. FT.
(GC-2)	CRUSHED STONE - TAN OR SANDSTONE COLOR		1" DIA. MAX.	19,112 SQ. FT.
(GC-3)	SOD			3,021 SQ. FT.
<b>PERENNIALS</b>				
(P-1)	ACHILLEA TOMENTOSA	WOOLLY YARROW	2 GAL. @ 12" O.C.	293
(P-2)	AGASTACHE RUPESTRIS	SUNSET HYSSOP	2 GAL. @ 18" O.C.	146
(P-3)	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	LINDHEIMER'S BEEBLOSSOM	2 GAL. @ 2' O.C.	615
(P-4)	MIRABILIS MULTIFLORA	DESERT FOUR O'CLOCK	2 GAL. @ 3' O.C.	235
(P-5)	PENSTEMON EATONII	FIRECRACKER PENSTEMON	2 GAL. @ 12" O.C.	382
(P-6)	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	2 GAL. @ 18" O.C.	164
(P-7)	PENSTEMON PALMERI	SCENTED PENSTEMON	2 GAL. @ 2' O.C.	312
<b>ORNAMENTAL GRASSES</b>				
(G-1)	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	2 GAL. @ 18" O.C.	266
(G-2)	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	2 GAL. @ 10" O.C.	133

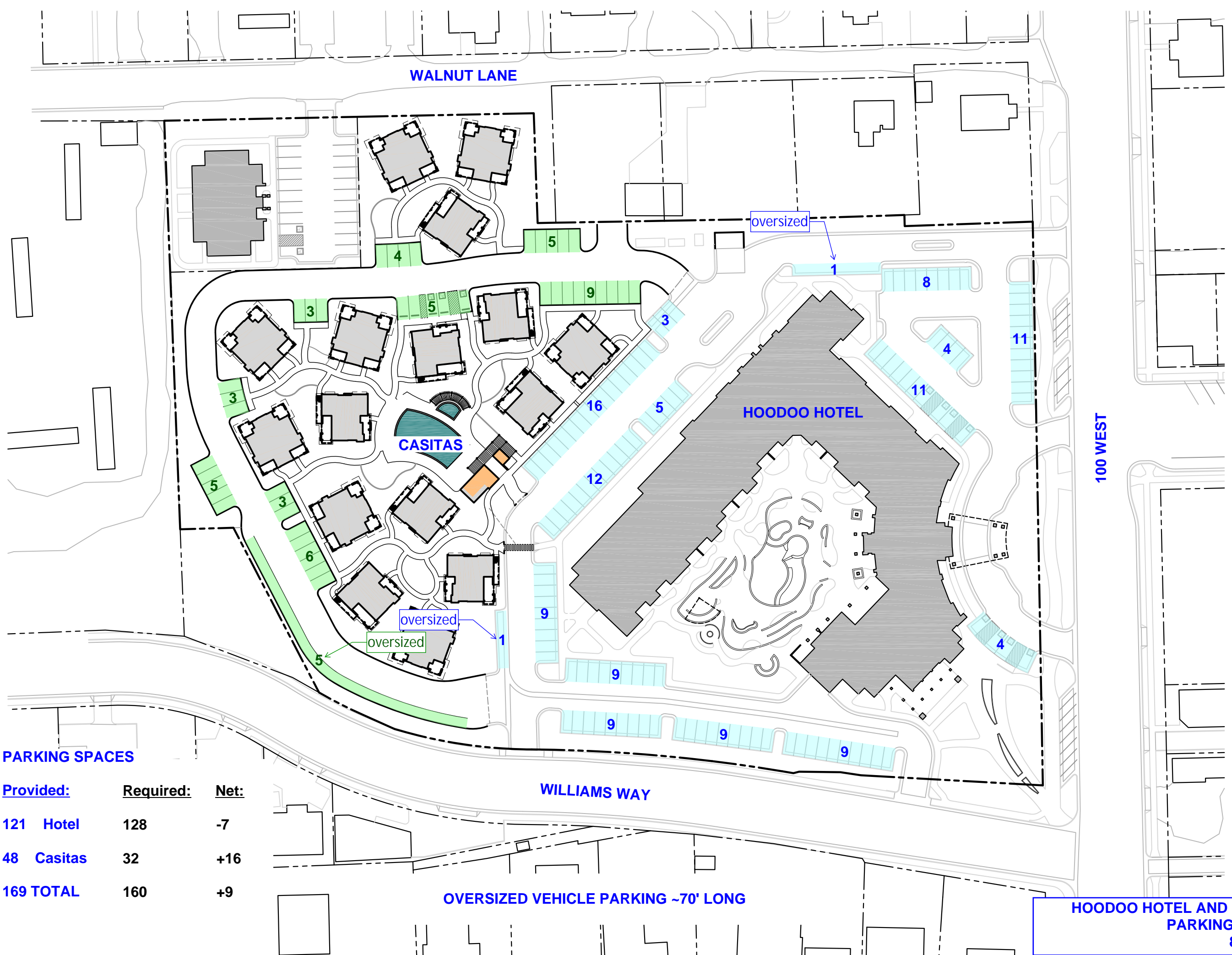
**PLANTING PLAN**  
 L101 SCALE: 1" = 20'-0"  
 NORTH




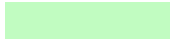
PLOT DATE: 3/9/2022

OWNER: HOTEL MOAB LLC  
 PROJECT: MOAB HOODOO CASITAS  
 LOCATION: 178 WEST WILLIAMS WAY, MOAB, UTAH 84053  
 © Vanzeben Architecture. This drawing shall not be reproduced without consent of Vanzeben Architecture, nor shall it be used for any project other than the originally intended project.

LANDSCAPE PLAN  
 SHEET NUMBER: L101  
 DATE: 09/24/21



**PARKING SPACES**

LEGEND	Provided:	Required:	Net:
	121 Hotel	128	-7
	48 Casitas	32	+16
	<b>169 TOTAL</b>	<b>160</b>	<b>+9</b>

**OVERSIZED VEHICLE PARKING ~70' LONG**

**HOODOO HOTEL AND CASITAS  
PARKING EXHIBIT  
8-23-2021**

