

# Agenda

# GRAND COUNTY Planning Commission

August 24, 2016  
6:00 P.M. Regular Meeting  
Grand County Courthouse  
Council Chambers  
125 E Center, Moab, Utah

<b>Type of Meeting:</b>	Regular Meeting
<b>Facilitator:</b>	Dave Tubbs, Chair
<b>Attendees:</b>	Planning Commissioners, interested citizens, and staff

## 6:00 PM

Citizens to be heard *Chair*

<b>Public Hearings and possible Action Item</b>	<b>Public Hearing</b> – Land Use Code Amendment Section 9.17 Site Plan Review	<i>Staff</i>
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<b>Action Items</b>	<p><b>Site Plan Reviews</b></p> <ul style="list-style-type: none"> <li>• <b>Star Point Enterprises</b> - Don Hamilton applicant - addition of Storage Units in a Highway Commercial zone district</li> <li>• <b>Slickrock Lodge</b> - Brad Lyle property owner representative. Review of site plan for a Lodge with 11 bedrooms and a Bed and Breakfast with 7 bedrooms to be located on 1343 So. Highway 191 in a split zone district of Highway Commercial and Rural Residential</li> <li>• <b>Springhill Suites Motel</b> - Lot 3 in the Courthouse Wash Subdivision – Review of site plan for an 89 room motel with accessory uses located at 1861 No. Highway 191, in a Resort Commercial zone.</li> </ul>	<i>Staff</i>
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<b>Action Item</b>	Approval of July 27, 2016 Meeting Minutes	<i>Chair</i>
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Future Considerations *Chair*

Community Development Updates *Staff*

County Council Update – Mary McGann *Council Liaison*

**ADJOURN**

### DEFINITIONS:

**Public hearing** = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

**Public meeting** = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

**Legislative act** = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

**Administrative act** = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.

**AGENDA SUMMARY  
GRAND COUNTY PLANNING COMMISSION  
August 24, 2016**

<b>TITLE:</b>	
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Mary Hofhine, Planning and Zoning Administrator

**Prepared By:**  
**MARY HOFHINE**  
**GRAND COUNTY**  
**PLANNING & ZONING**  
**ADMINISTRATOR**

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**STATED MOTION :**

Move to forward a favorable recommendation for approval of an amendment to the *Land Use Code Sec. 9.17 Site Plan Review*.

**STAFF RECOMMENDATION:**

Approval

**BACKGROUND:**

See Staff Report

**ATTACHMENT(S):**



## STAFF REPORT

**MEETING DATE:** August 24, 2016

**TO:** Grand County Planning Commission or Council

**FROM:** Community Development Department *Staff*

**SUBJECT:** Public Hearing – Land Use Code Amendment

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### STAFF RECOMMENDATION

Approve

### BACKGROUND

Currently the Land Use Code requires site plan review approval by the Planning Commission. Site plans are administrative and as long as the applicant meets the requirements of the code a site plan shall be approved. Review by the Planning Commission becomes redundant and creates additional time constraints on the applicant.

### DRAFT LANGUAGE

#### **Sec. 9.17 Site Plan Review**

##### **9.17.1 Applicability**

Prior to the issuance of a zoning development permit or building permit for any commercial or multi-family development in any zone district, ~~there a site plan~~ shall be submitted to the ~~Planning Commission~~ [Community Development Department](#) for ~~its~~ approval. ~~of a site plan.~~

##### **9.17.2 Purpose**

[The purpose for Site Plan Review is to assist the building inspector with zoning review, which must be accomplished prior to the issuance of a zoning development permit and building permit. In this one-step review, the ~~Planning Commission~~ Zoning Administrator](#) reviews proposed developments for conformance with the General Development Standards of Article 6 and applicable zoning requirements of this LUC.

##### **9.19.3 Submission Requirements**

The developer or owner shall submit the site plan drawn to an acceptable scale and with adequate copies. The scale and number of copies shall be that deemed necessary by the Zoning Administrator. The site plan shall include the following:

- A. Parking, loading, and refuse areas;
- B. Access ways, including points of ingress, egress;
- C. Sidewalks and trails;
- D. Fences and walls;
- E. Location and dimensions of structures and signs;
- F. Location and type of outdoor lighting;
- G. Typical elevations of such buildings;
- H. Landscaping and screening;
- I. Topography;
- J. Specific areas proposed for specific types of land use;
- K. Lots or plots;

- L. Any areas with slopes in excess of 30 percent;
- M. Any areas in a natural drainage or the 100 year floodplain;
- N. Existing and proposed easements, areas proposed for public dedication; and
- O. Building footprint(s), water and sewer lines, easements and drainage improvements in Digital Format; if available. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates - Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet.

#### 9.17.4 Action ~~of Commission~~

- A. ~~The Planning Commission-Zoning Administrator consideration~~ shall ~~consider include~~ the General Development Standards of Article 6 ~~,and~~ the requirements of the underlying zone district, ~~and other aspect deemed by the County Planning and Zoning Commission necessary to consider in the interest of promoting the purposes of this LUC.~~
- B. In the approval or disapproval of the site plan, the ~~Planning Commission-Zoning Administrator~~ shall not be authorized to waive or vary conditions and requirements contained in this LUC.
- C. Building permits in conformance with site plan. It shall be unlawful to issue a building permit prior to the approval of the site plan by the ~~Planning Commission-Zoning Administrator~~. No building permit shall be issued except in conformity with the approved site plan or in accordance with authorized minor changes, ~~including all conditions of approval applied by the Planning Commission.~~

#### 9.17.5 Minor Changes

Subsequent to approval of a site plan, minor changes may be authorized by the Zoning Administrator when such minor changes will not cause any of the following to occur:

- A. A change in the character of the development;
- B. An increase in the intensity of use;
- C. A reduction in the originally approved separations between buildings;
- D. An increase in the external effects, including that of outdoor lighting, on adjacent property;
- E. A reduction in the originally approved setbacks from property lines;
- F. An increase in the problems of circulation, safety and utilities;
- G. An increase in the height of such buildings;
- H. An increase of more than 20 percent or a 1,000 square feet, whichever is less, in ground coverage by structures;
- I. A reduction in the off-street parking;
- J. A change in the subject, size, lighting or orientation of originally approved signs; or
- K. A decrease in the percentage of landscaping required.

**GRAND COUNTY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_, SERIES 2016**

**AMENDING SECTION 9.17 SITE PLAN REVIEW  
OF THE GRAND COUNTY LAND USE CODE**

**WHEREAS**, the Grand County Council (County Council) adopted the *Grand County General Plan Update* (General Plan) on February 7, 2012 with Resolution No. 2976;

**WHEREAS**, the County Council adopted the *Grand County Land Use Code* (Land Use Code) on January 4, 1999 with Ordinance No. 299 and amended February 19, 2008 with Ordinance No. 468 and amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

**WHEREAS**, Grand County desires to amend *Section 9.17 Site Plan Review* of the *Grand County Land Use Code* by addressing redundancy associated with the process;

**WHEREAS**, the Grand County Planning Commission considered this item in a public hearing on August 24, 2016, at which time the Planning Commission recommended \_\_\_\_\_;

**WHEREAS**, the County Council considered this item in a public hearing held on \_\_\_\_\_, 2016; and

**WHEREAS**, the County Council has heard and considered all evidence and testimony presented with respect to the amendment and has determined subsequent to said public hearing that the adoption of this ordinance is in the best interests of the citizens of Grand County, Utah.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF GRAND COUNTY, UTAH, THAT** the Land Use Code is hereby amended by the repeal and re-enactment of *Section 9.17 Site Plan Review*, to read as follows;

**Sec. 9.17 Site Plan Review**

**9.17.1 Applicability**

Prior to the issuance of a zoning development permit or building permit for any commercial or multi-family development in any zone district, a site plan shall be submitted to the Community Development Department for approval.

**9.17.2 Purpose**

The purpose for Site Plan Review is to assist the building inspector with zoning review, which must be accomplished prior to the issuance of a zoning development permit and building permit. In this one-step review, the Zoning Administrator reviews proposed developments for conformance with the General Development Standards of Article 6 and applicable zoning requirements of this LUC.

**9.19.3 Submission Requirements**

The developer or owner shall submit the site plan drawn to an acceptable scale and with adequate copies. The scale and number of copies shall be that deemed necessary by the Zoning Administrator. The site plan shall include the following:

- A. Parking, loading, and refuse areas;
- B. Access ways, including points of ingress, egress;
- C. Sidewalks and trails;

- D. Fences and walls;
- E. Location and dimensions of structures and signs;
- F. Location and type of outdoor lighting;
- G. Typical elevations of such buildings;
- H. Landscaping and screening;
- I. Topography;
- J. Specific areas proposed for specific types of land use;
- K. Lots or plots;
- L. Any areas with slopes in excess of 30 percent;
- M. Any areas in a natural drainage or the 100 year floodplain;
- N. Existing and proposed easements, areas proposed for public dedication; and
- O. Building footprint(s), water and sewer lines, easements and drainage improvements in Digital Format; if available. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates - Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet.

#### **9.17.4 Action**

- A. Zoning Administrator shall consider the General Development Standards of Article 6 and the requirements of the underlying zone district.
- B. In the approval or disapproval of the site plan, the Zoning Administrator shall not be authorized to waive or vary conditions and requirements contained in this LUC.
- C. Building permits in conformance with site plan. It shall be unlawful to issue a building permit prior to the approval of the site plan by the Zoning Administrator. No building permit shall be issued except in conformity with the approved site plan or in accordance with authorized minor changes.

#### **9.17.5 Minor Changes**

Subsequent to approval of a site plan, minor changes may be authorized by the Zoning Administrator when such minor changes will not cause any of the following to occur:

- A. A change in the character of the development;
- B. An increase in the intensity of use;
- C. A reduction in the originally approved separations between buildings;
- D. An increase in the external effects, including that of outdoor lighting, on adjacent property;
- E. A reduction in the originally approved setbacks from property lines;
- F. An increase in the problems of circulation, safety and utilities;
- G. An increase in the height of such buildings;

ORDINANCE NO \_\_\_\_\_, SERIES 2016

- H. An increase of more than 20 percent or a 1,000 square feet, whichever is less, in ground coverage by structures;
- I. A reduction in the off-street parking;
- J. A change in the subject, size, lighting or orientation of originally approved signs; or
- K. A decrease in the percentage of landscaping required.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this \_\_\_\_th day of \_\_\_\_\_ 2016 by the following vote:

*Those voting aye:* \_\_\_\_\_

*Those voting nay:* \_\_\_\_\_

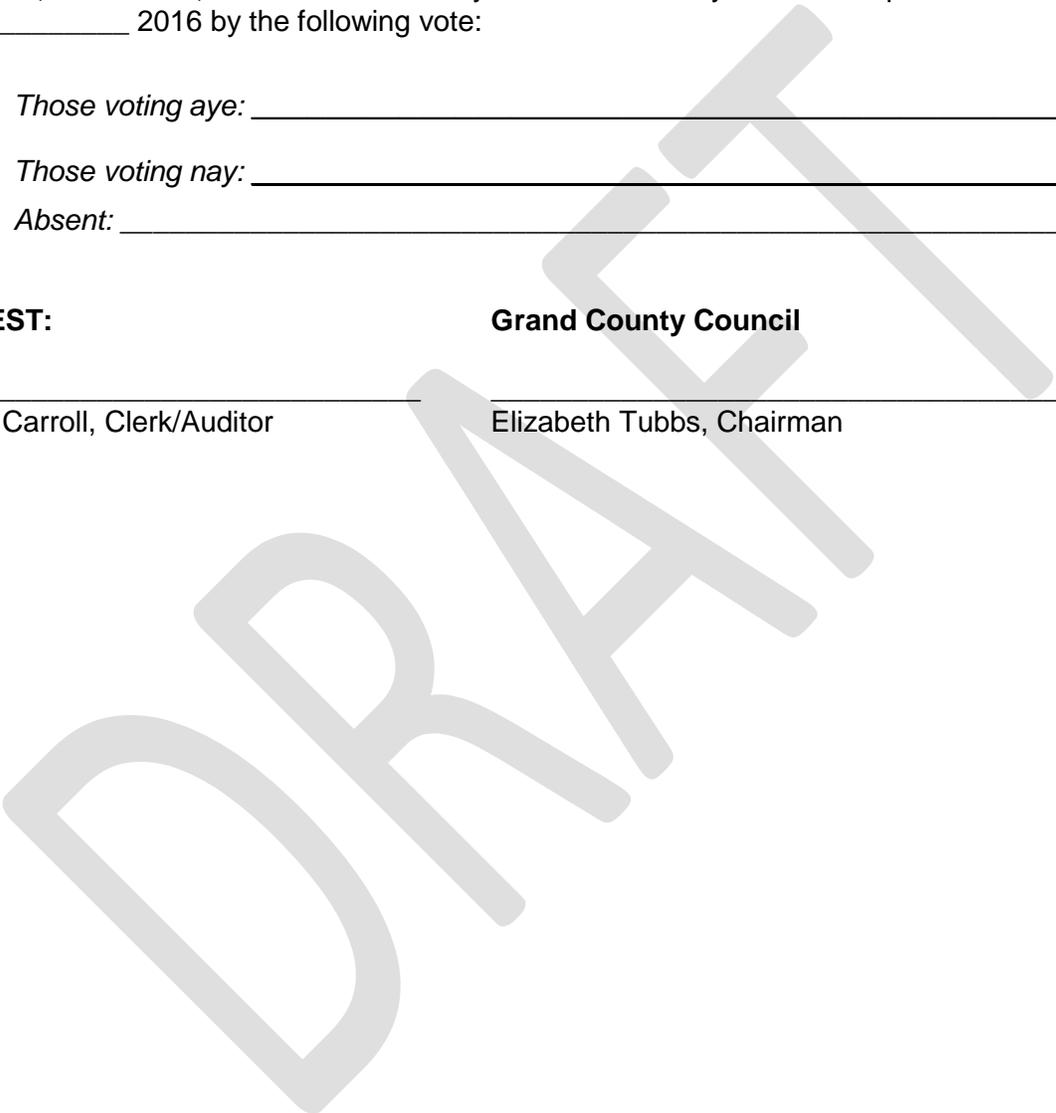
*Absent:* \_\_\_\_\_

**ATTEST:**

**Grand County Council**

\_\_\_\_\_  
Diana Carroll, Clerk/Auditor

\_\_\_\_\_  
Elizabeth Tubbs, Chairman



**AGENDA SUMMARY  
GRAND COUNTY PLANNING COMMISSION  
AUGUST 24, 2016**

<b>TITLE:</b>	Star Point Enterprises site plan review for self- storage units
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Mary Hofhine, Planning and Zoning Administrator

**Prepared By:**  
**MARY HOFHINE**  
**GRAND COUNTY**  
**PLANNING & ZONING**  
**ADMINISTRATOR**

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**STATED MOTION :**

Move to approve as submitted

**STAFF RECOMMENDATION:**

approval

**BACKGROUND:**

See staff report

**ATTACHMENT(S):**

1. Staff Report
2. Site Plan
3. Utility approvals
4. Engineering approval



## STAFF REPORT

**MEETING DATE:** August 24, 2016

**TO:** Grand County Planning Commission or Council

**FROM:** Community Development Department *Staff*

**SUBJECT:** Star Point Enterprises – Site Plan Review

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### STAFF RECOMMENDATION

Approve as submitted

### BACKGROUND

This application is submitted by Don Hamilton, Star Point Enterprises, LLC., the property owner. The applicant is requesting review of the site plan to expand the Star Point Office Space on 2431 Spanish Trail Road, by the addition of two, 2000 square foot, mini-storage buildings.

### LAND USE APPLICATION REVIEW

The property is located within the Highway Commercial (HC) zone district. Current uses include a 60 X 70 building used for office space and storage. The HC zone district is designed for high density housing and commercial activities.

Prior to the issuance of a zoning development or building permit for commercial or multi-family uses, LUC Sec. 9.17 requires that the site plan be reviewed and approved as follows: *(staff comments are in italics)*

- A. **Parking, Loading and Refuse Areas** -- *The plan demonstrates current parking spaces at the warehouse, one is ADA space.*
- B. **Driveways and Access** – *using existing access.*
- C. **Sidewalk or Trail** – Trails or sidewalks are required if the property is more than a mile from the city limits. *N/A.*
- D. **Fences and Walls** – LUC requires the plan include a six (6) foot opaque screening adjacent to the residential zone or a lot with a residence or duplex use. *The plan screens the residence to the North with existing irrigated tree line.*
- E. **Landscaping and Screening – Section 6.4 Landscaping and Screening** –The *LUC* requires the front landscaping feature be 15 wide and landscaped as follows; *An encroachment permit from the County Road Supervision approved the existing landscaping in the right of way.*

Sec. 6.4.3.E. Landscaping Standards. All undeveloped areas of the street yard of each lot or tract and the adjacent right-of-way shall be landscaped with trees, shrubs, grasses, ground cover or other organic and inorganic materials that create an attractive appearance in accordance with the requirements of this section. Smooth concrete or asphalt surfaces are not considered landscaping.

- a. **Shrubs, trees and grasses.** Locally appropriate shrubs, trees and grasses shall be utilized in order to minimize the consumption of water.
  - (1) **Trees.** One tree with a minimum two (2) inch caliper shall be utilized per 1,000 sq. ft., or fraction thereof (in no case closer than 35 feet apart) of required landscaped area; and,
  - (2) **Shrubs grasses, ground covers, and inorganic materials.** Any combination of low water use shrubs, grasses, ground covers, and inorganic materials may be used for the balance of the required landscaping at the discretion of the applicant.

- b. **Irrigation.** All required landscaped areas shall be required to include an irrigation system as defined herein to insure the health and growth of the landscape. Where possible, irrigation systems shall utilize untreated, irrigation water instead of treated water.

And;

- 4. **Parking areas.** The perimeter of all parking areas shall be screened to a minimum height of three (3) feet above the highest finished grade of the parking area. The minimum width of the landscaped street buffer from the street line to the parking area shall be 15 feet. Such screening may be accomplished by the use of plants, earth berms, walls or fences, or trees and shrubs in combination.
- F. **Locations and dimensions of structures and signs** - Signage is subject to the requirements of Sec. 6.5. – *No additional signage is proposed at this time.*
- G. **Outdoor lighting** – lights shall meet the requirement of Sec. 6.6. *Cut sheets for lights attached to the building meets the requirement of Sec. 6.6 of the LUC.*
- H. **Drainage and Floodplain** –Sec. 6.7 A drainage plan will be required before a building permit is issued the plan proposes more than 7,000 square foot of impervious area. *The drainage report was submitted and approved by the County Engineer (attached).*
- I. **General Site Planning Standards** – No building permit will be issued until the County Engineer has reviewed and approved a drainage plan for the lot and the County. *Done.*
- J. **Compatibility Standards** – Sec. 6.9.3 F. Refuse areas will be fenced in accordance with the requirements of 6.9.3.E. Sec. 5.5.3 The minimum setback requirements are; 20 feet in the front, 10 feet on sides and 20 feet at the rear of the property. *Done.*
- K. **Operational Performance Standards** – *These are a continuing obligation of all uses, see Land Use Code Section 6.10.*
- L. **Restricted use of commercial and industrial district parking areas.** No automobile trailers, boats, detached campers; junk vehicle or any other object that will render a parking space in a commercial or industrial district unusable according to the purpose of this section shall be parked or stored in off-street parking areas. Junk vehicles shall be defined as those that lack a current license or are wrecked and/or dismantled.
- M. *District Standards* – HC, Highway Commercial zone district.

### **3.15.7 District Standards.** All land uses and structures shall:

- A. Comply with the lot design standards of Article 5 in the Land Use Code.
- B. Utilize non-reflective siding materials on all wall facades;
- C. Utilize earth-tone colors on all structures to minimize contrast with the surrounding landscape.

### **ATTACHMENTS**

- 1. Staff Report
- 2. Site Plan
- 3. Utility approvals
- 4. Engineering approval

July 12, 2016

Grand County Community Development  
Engineering and Planning  
125 East Center Street  
Moab, Utah 84532

RE: **AMENDED** Site Plan Review Application – Star Point, L.L.C. – Mini-Storage  
*2431 East Spanish Trail Road*

Dear Community Development

Star Point, L.L.C. (Star Point) respectfully submits the following amended Site Plan Review Application for two future 100-foot by 20-foot by 12-foot tall mini-storage style steel buildings at our current property location of 2431 East Spanish Trail Road (behind the Branding Iron Restaurant). The building will be constructed along both sides of the property in two separate phases with the southwest building being constructed in the fall of 2016 and the northeast building as demand warrants. The buildings will be industry standard mini-storage buildings, be aesthetically pleasing, meet the required set-backs and will meet all building requirements within the Highway Commercial Zone. The existing building, irrigation fences, gates and landscaping will remain intact with drainage being upgraded to meet the attached Water Runoff Analysis plan and current Grand County requirements. No office or permanent occupancy is anticipated at this time but may be applied for in the future with current storage use proposed at this time. Required fees in the amount of \$350.00 are enclosed for the processing / filing fee under current requirements. The following supplemental information is being provided at this time to supplement the application:

- Site plan reflecting present and future facilities and landscaping;
- Water Runoff Analysis;
- Title Opinion;
- Subdivision Plat; and
- Property warranty deed.

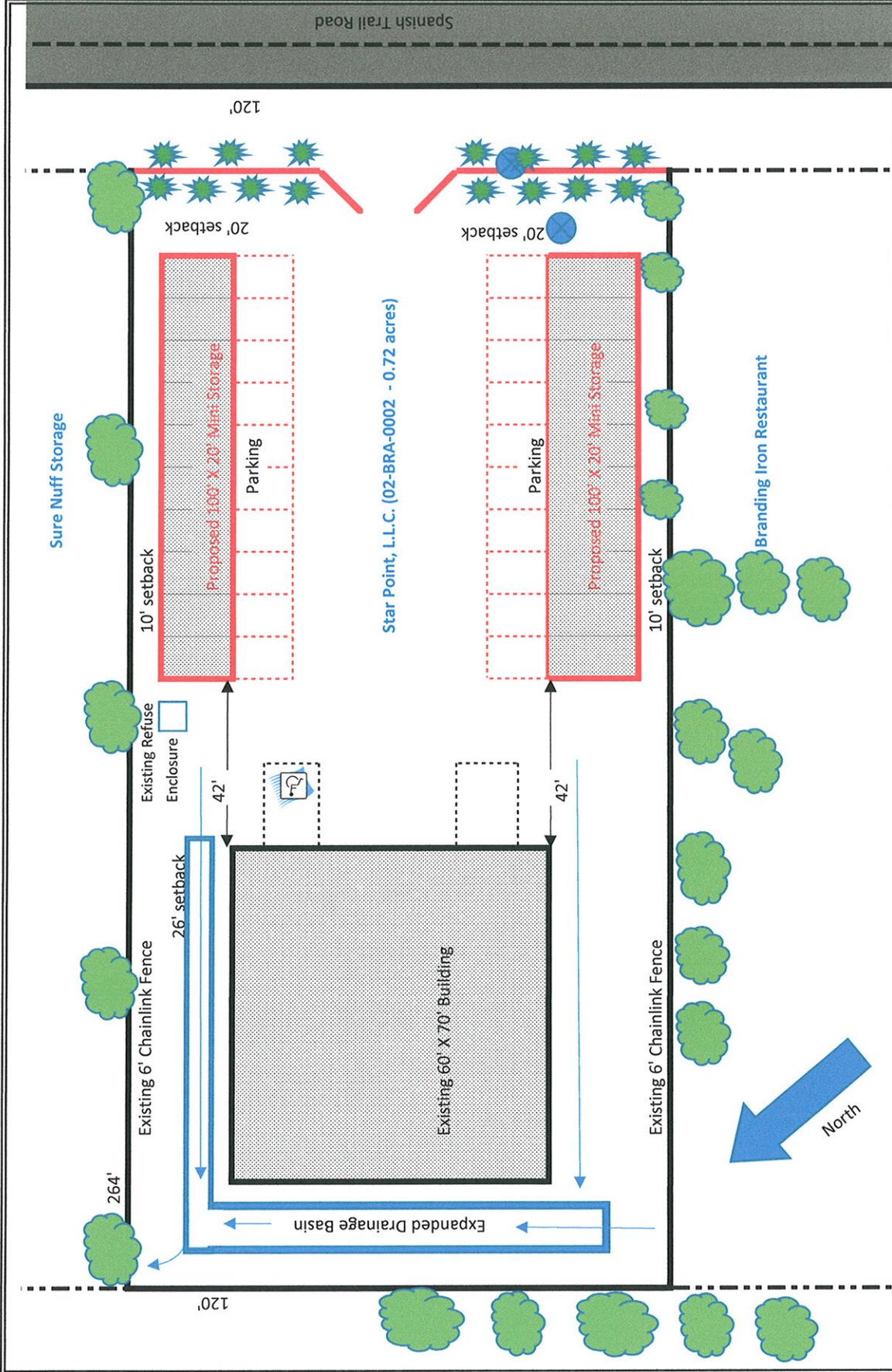
Efforts will be made to insure no surface run-off to adjacent lots during storm events. Star Point also represents that no all-night lighting will be installed. Proposed lighting will be isolated to the parking area and be down-cast flood-light type lighting consistent with the existing building on the property.

Thank you very much for your timely consideration of this application. Please feel free to contact me should you have any questions or require additional information.

Sincerely,

*Don Hamilton*

Don Hamilton  
Star Point L.L.C.



AMENDED SITE PLAN	
<b>LEGEND</b>	Star Point, L.L.C.
Existing Landscaping	2431 E. Spanish Trail Road
Existing/Proposed Building	Not to Scale
Existing Power Pole	

2162 West Grove Parkway  
Suite #400  
Pleasant Grove, Utah 84062  
www.horrocks.com



Tel: 801.763.5100  
Salt Lake line: 532.1545  
Fax: 801.763.5101  
In state toll free: 800.662.1644

July 25, 2016

Mary Hofhine, Development Coordinator  
Grand County  
125 E. Center  
Moab, Utah 84532

**Subject: Star Point 2431 E. Spanish Trail Road – Drainage Approval**

Dear Mary:

I have reviewed the drainage report for the property located at 2431 E Spanish Trail Road for Star Point LLC and the request to add two additional buildings with a foot print of 2000 sf each.

The drainage report address the expansion of additional buildings on the parcel.

The drainage report is complete Per the Grand County Design Criteria for Drainage Studies and is accepted with the following conditions.

1. Detailed drawings showing the storm drainage out let works (size, thickness, rebar etc,) will be required before final approval.
2. Provide details of riprap. Area, depth, and size (D50).

This review was for the drainage report of the site and does not include a review of any other utilities or plans.

Please contact me if you have questions or need more information.

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "David Dillman", is written over a light blue horizontal line.

David Dillman, P.E.  
Principal

cc: File

**AGENDA SUMMARY  
GRAND COUNTY PLANNING COMMISSION**

<b>TITLE:</b>	Slickrock Lodge and B&B site plan review
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Mary Hofhine, Planning and Zoning Administrator

**Prepared By:**  
**MARY HOFHINE**  
**GRAND COUNTY**  
**PLANNING & ZONING**  
**ADMINISTRATOR**

**FOR OFFICE USE ONLY:**  
**Attorney Review:**  
  
N/A

**STATED MOTION :**

Move to approve with the following conditions being addressed before a building permit is issued.

1. **Drainage Plan.** The County Engineer shall approve, in writing, the storm water drainage plan prior to building permit.
2. **Extraordinary Parking.** Extraordinary parking and employee parking shall be included on the site plan.
3. **Lighting.** Lighting cut sheets will need to be provided at building permit.
4. **Rocky Mountain Power.** A letter of approval from Rocky Mountain Power.
5. **Signage.** A plan for signage and a permit are required.

**STAFF RECOMMENDATION:**

Conditional approval

**BACKGROUND:**

See staff report

**ATTACHMENT(S):**

1. Staff Report
2. Site Plan
3. Utility approvals
4. Building elevations



## STAFF REPORT

**MEETING DATE:** August 24, 2016

**TO:** Grand County Planning Commission or Council

**FROM:** Community Development Department *Staff*

**SUBJECT:** Site Plan Review – Slickrock Lodge

### STAFF RECOMMENDATION

Conditional approval

### BACKGROUND

This application is submitted by Millstream Properties, LLC, property owner, Brad Lyle is the property owner representative. The applicant is requesting review of the site plan for a Lodge with 11 bedrooms and a Bed and Breakfast with 7 bedrooms to be located on 1343 So. Highway 191.

### LAND USE APPLICATON REVIEW

The property is located on a split zone of Highway Commercial (HC) and Rural Residential (RR) zone districts the County Council has endorsed allowing mixed zone district densities. The HC zone district is designed for high density housing and commercial activities; the Lodge will be sited on the commercial site. The RR zone district is a residential zone district and a home will be built on site for the use of a Bed and Breakfast.

Prior to the issuance of a zoning development or building permit for commercial or multi-family uses, LUC Sec. 9.17 requires that the site plan be reviewed and approved by Planning Commission: *(staff comments are in italics)*

- A. **Sec. 6.1.7 Parking**, each parking space shall be set back at least 15 feet beyond the front yard setback. Each space shall be 9 feet wide 20 feet long. *Parking needs for the lodge and B&B are in compliance, but additional office space and extraordinary parking spaces are needed.*

Master Plan			
Zone District	Use	Rooms	Parking
Highway Commercial (HC)	Lodge	11	11 spaces = one space per room for rent
Rural Residential (RR)	B&B	7	7 spaces = 5 for B&B rental rooms and 2 spaces for residence
<b>Total:</b>		<b>18</b>	<b>Office parking is needed</b>

- B. **Sec. 6.10.E. Loading and refuse areas** – Refuse areas will be set back at least 20 feet from the lot line of property and shall be completely screened from view by opaque fence or wall that is at least one foot taller than the dumpster. *Not shown on site plan.*
- C. **Driveways and access** – County road encroachment permit shall be required. *County Road Department has signed off, but will require an encroachment permit prior to Certificate of Occupancy.*
- D. **Sidewalk or trail** – trails or sidewalks are required if the property is more than a mile from the city limits. *N/A.*
- E. **Sec. 6.10 1.E. Compatibility – buffer and screening** – LUC requires the plan to include a six (6) foot opaque screening adjacent to the residential zone or a lot with a residence or duplex use. *The properties to the North and South are commercially zoned, a landscape strip along Sage Drive and the Highway are planned.*

- F. **Landscaping and screening** – Section 6.4 Landscaping and Screening – the LUC requires a front landscaping feature, landscaped as follows; *A landscaped strip is planned in the highway and Holyoak Drive frontage setback.*

Sec. 6.4.3.e. Landscaping Standards. All undeveloped areas of the street yard of each lot or tract and the adjacent right-of-way shall be landscaped with trees, shrubs, grasses, ground cover or other organic and inorganic materials that create an attractive appearance in accordance with the requirements of this section. Smooth concrete or asphalt surfaces are not considered landscaping.

1. **Shrubs, trees and grasses.** Locally appropriate shrubs, trees and grasses shall be utilized in order to minimize the consumption of water
2. **Trees.** One tree with a minimum two (2) inch caliper shall be utilized per 1,000 sq. Ft., or fraction thereof (in no case closer than 35 feet apart) of required landscaped area; and
3. **Shrubs grasses, ground covers, and inorganic materials.** Any combination of low water use shrubs, grasses, ground covers, and inorganic materials may be used for the balance of the required landscaping at the discretion of the applicant.
4. **Irrigation.** All required landscaped areas shall be required to include an irrigation system as defined herein to insure the health and growth of the landscape. Where possible, irrigation systems shall utilize untreated, irrigation water instead of treated water.

And;

**Parking areas.** The perimeter of all parking areas shall be screened to a minimum height of three (3) feet above the highest finished grade of the parking area. The minimum width of the landscaped street buffer from the street line to the parking area shall be 15 feet. Such screening may be accomplished by the use of plants, earth berms, walls or fences, or trees and shrubs in combination.

- G. **Locations and dimensions of structures and signs** - signage is subject to the requirements of Sec. 6.5. *No signage is proposed, permits will be required for signage.*
- H. **Outdoor lighting** – lights shall meet the requirement of Sec. 6.6. *A lighting cut sheet will need to be provided and shall meet the requirement of the sec. 6.6 of the LUC.*
- I. **Drainage and floodplain** – Sec. 6.7 a drainage plan will be required in order to mitigate drainage if proposing more than 7,000 square foot of impervious area, or a natural drainage way is altered. *A drainage plan has been provided and sent to the contract engineer for review.*
- J. **General Site Planning Standards** – *no building permit will be issued until the County Engineer has reviewed and approved a drainage plan.*
- K. **Compatibility Standards** – Sec. 5.5.1 HC minimum setback requirements are; 20 feet in the front, 10 feet on sides and 20 feet at the rear of the property. Sec. 5.4.1 Residential setbacks are 25 feet front, 15 feet sides, and 20 feet in the back. *Site plan demonstrates compliance with setbacks.*
- L. **Operational Performance Standards Sec. 6.12** – these are a continuing obligation of all uses; applicant should get a copy of the standards before issuance of a building permit.
- M. **Restricted use of commercial and industrial district parking areas.** No automobile trailers, boats, detached campers, junk vehicle or any other object that will render a parking space in a commercial or industrial district unusable according to the purpose of this section shall be parked or stored in off-street parking areas. Junk vehicles shall be defined as those that lack a current license or are wrecked and/or dismantled.
- N. **District standards** - The Highway Commercial District has specific district design standards include the following:
- a. Utilize non-reflective siding materials on all wall facades; and
  - b. Utilize earth-tone colors on all structures to minimize contrast with surrounding landscape.

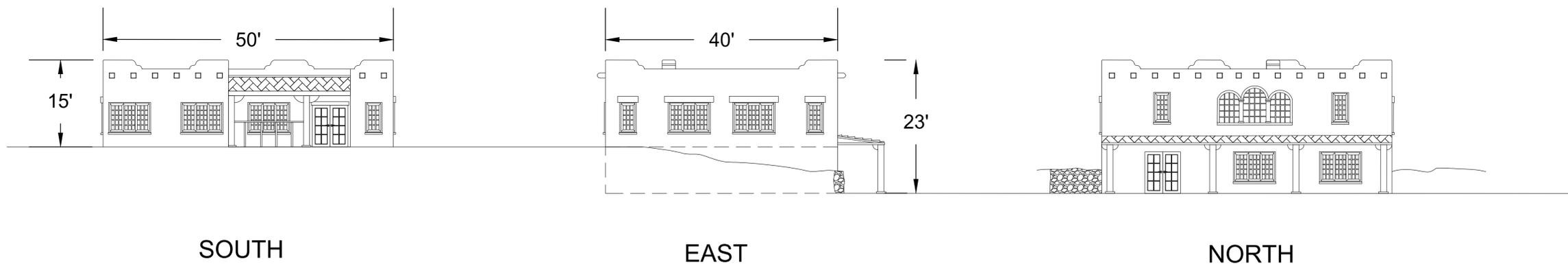
#### ATTACHMENTS

1. Site Plan
2. Utility approvals
3. Building elevations



Scale 1" = 10'  
Scale 1" = 20' for 11x17

### BED AND BREAKFAST

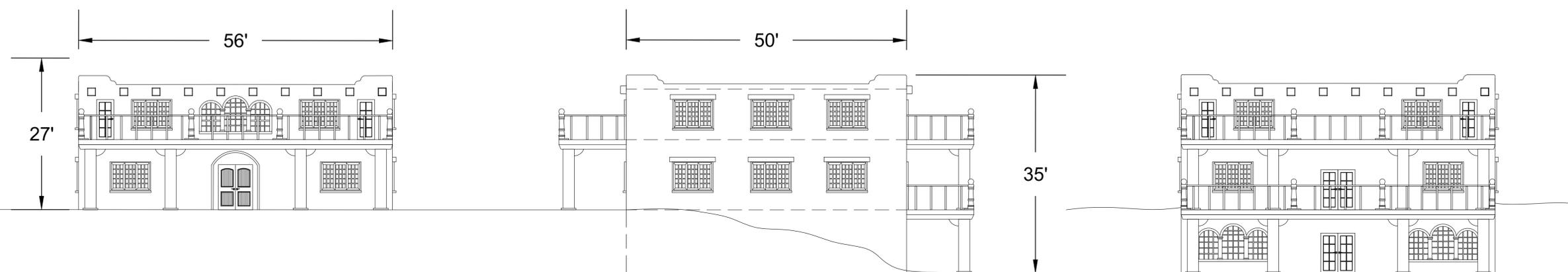


SOUTH

EAST

NORTH

### LODGE



SOUTH

EAST

NORTH

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
CARL N. BERG, L.A.  
SERIAL NO. 7162790  
DATE: 3 AUG 2016

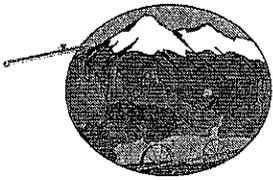
MILLSTREAM  
SLICKROCK LODGE  
BUILDING ELEVATIONS



380 E Main St, Suite 204  
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: PDB DATE: 11 AUG 2016 SHEET  
DRAWN BY: CNB REV: 10





# Grand Water & Sewer Service Agency

3025 E Spanish Trail Rd. PO Box 1046 Moab, Utah 84532  
435-259-8121 telephone 435-259-8122 fax

## Request for Culinary Water and/or Sewer Service

Date: Jul 7, 2016

Property Owner: Millstream Properties, LLC

Mailing Address: 380 E. Main St. Building B 2nd floor

City: Midway State: Utah Zip: 84049

Telephone: 435-657-1400 ext 318

Email: brad@millstreamgroup.com, dave@millstreamgroup.com

Contact Person (if different): Dave Nelson and Brad Lyle

Contact Phone: 435-671-2525

### Office Use Only

Attachment:  Y  N  
Approved: [Signature]  
Date Paid: 7/7/16  
Amount Paid: 300 -  
Check #: CC  
Account #: 5040001  
Letter Expiration Date:  
07-22-2017

Requested Services:  Water & Sewer  Water Only  Sewer Only

Property Address: 13435, ~~076 S.~~ Hwy 191 *(verified w/ Recorder)*

Parcel Number: 02-007-0153

Number of Units (if applicable): 2 - 1" meters

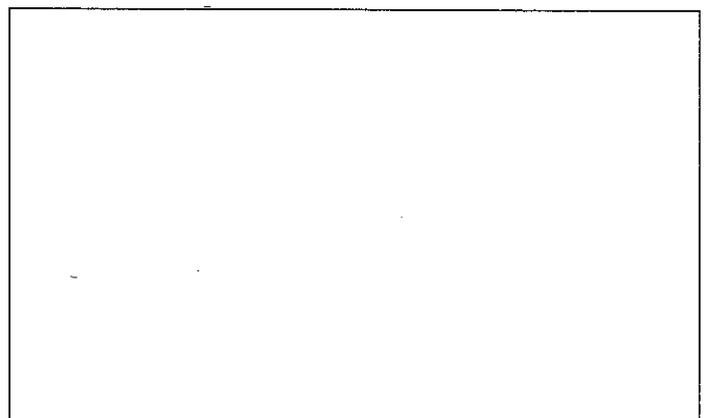
Project Type:  Residential  Commercial  Industrial

Meter Size Requested:  5/8" x 3/4"  1"  1.5"  2"  Other

### Important Information:

- ~ Include Site Plan with request
- ~ Enclose fee per Agency Will Serve Policy.
- ~ All connections shall be made in accordance with Agency Connection Procedures.
- ~ See Agency Will Serve Policy for important expiration information and limitations.
- ~ See Agency Fee Schedule for applicable rates and fees

### Plan sketch if site plan is unavailable



Encroachment Permit Needed (circle one): YES NO

Road Department Authorized Signature: \_\_\_\_\_



P.O. Box 25308  
Salt Lake City, Utah 84125-0308  
1-888-221-7070  
fax 1-877-809-3193  
rockymountainpower.net

July 8, 2016

MILLSTREAM PROPERTIES LLC  
380 E MAIN ST STE B  
MIDWAY UT 84049-6802



Dear Millstream Properties Llc:

Thank you for contacting Rocky Mountain Power to request electric service at 1343 Hwy 191, Moab, Utah. We have assigned work request number(s) to begin the process:

Permanent 6213084

An estimator will contact you regarding the intended electrical load. Load information is used to design the electrical facilities, so it is important to have accurate information when adding additional load.

You may wish to consult a trained professional (electrician, engineer, etc.) prior to providing the information to our local estimating department.

Commercial metering can have many restrictions including additional approvals for larger services, 5 horsepower or greater for single-phase service, or 35 horsepower or greater for three phase service. You may visit our website, [www.rockymountainpower.net](http://www.rockymountainpower.net) to view our Electric Service Requirements.

We value and appreciate you as a customer. If you have any questions, please call our Builder's Hotline between 8 a.m. and 6 p.m. at our toll-free number, 1-800-469-3981, to speak with a representative. We can assist you better if you have the above work request number available when you call.

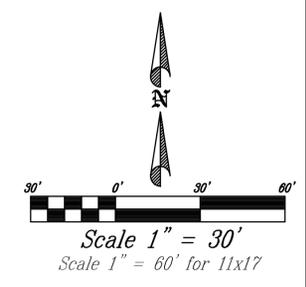
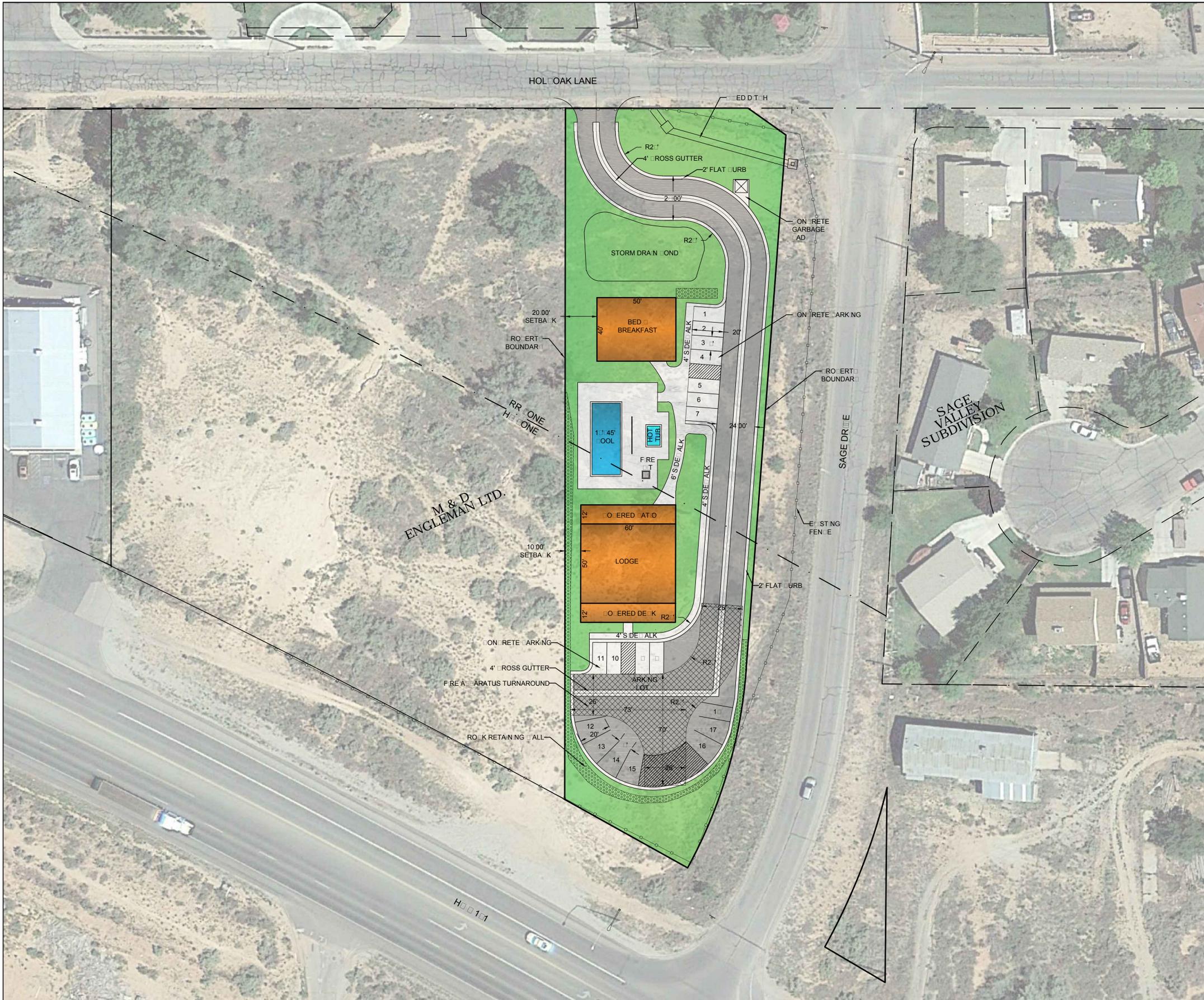
Sincerely,

Rocky Mountain Power

our true strength is  
our connection to you







<b>LAND USE VALUES</b>	
BUILDINGS AREA	6,440 SF
LANDSCAPE AREA	23,337 SF
ROADS/PARKING SIDEWALKS	25,575 SF
TOTAL AREA	55,352 SF
<b>BUILDING VALUES</b>	
BED & BREAKFAST	5 BEDROOMS (2 FOR OWNERS)
	4,000 SF
LODGE	11 BEDROOMS (100 SF)
<b>PARKING VALUES</b>	
BED AND BREAKFAST	1 SINGLE PER BEDROOM
	(2 FOR OWNERS)
LODGE	1 SINGLE PER BEDROOM
PARKING SPACES REQUIRED	10 SPACES
PARKING SPACES PROVIDED	10 SPACES

<b>LEGEND</b>	
[Pattern]	ASPHALT
[Pattern]	CONCRETE
[Pattern]	ROCK RETAINING WALL
[Color]	BUILDING
[Color]	LANDSCAPING
[Pattern]	FIRE ARATUS TURNAROUND

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 11 JUL 2016

MILLSTREAM SLICKROCK LODGE	
SITE PLAN	
RESOURCE GROUP 380 E Main St. Suite 204, Midway, Ut 84049 ph. (435) 737-9749	
DESIGN BY: PDB DRAWN BY: CNB	DATE: 11 JUL 2016 REV:
	SHEET <b>2</b>

PLANT SCHEDULE

TREES

QTY	COMMON NAME / BOTANICAL NAME	CONT	SCALE
4	Ar...	B:B	5.7'
10	B... Arr...	B:B	5.7'
6	D...	B:B	2'
4	M...d... A... F...	B:B	2'
3	N... M... L... R...	B:B	2'
1	R...d...	B:B	2'

SHRUBS

QTY	COMMON NAME / BOTANICAL NAME	CONT
7	Ar... R...	5
1	Ar... F... D...	1
3	M...	1
17	L... S...	1
22	R... L... B... B... A...	1
21	R... R... B... S...	1
21	R... S... F...	1
20	S... S... B... H...	1

GRASSES

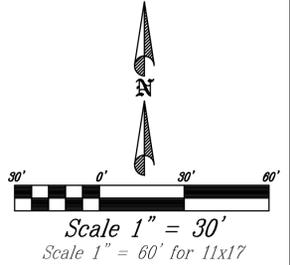
QTY	COMMON NAME / BOTANICAL NAME	CONT
33	M... F... N... T...	1
3	T... A...	1

PERENNIALS

QTY	COMMON NAME / BOTANICAL NAME	CONT
5	B... S... R...	1
15	D... R... R...	1
10	G... T...	1
6	H... B... L... H...	1
17	L... E... B... E...	1
14	B... L... B... L...	1
15	D... B... T... D...	1
11	R...d... H...d... R...d... H...d...	1
13	T... T...	1

GROUND COVERS

QTY	COMMON NAME / BOTANICAL NAME	CONT
333	4" 6" R... D... S... B...d...	M...
2700	B... M... B... M...	M...
6137	K... B...	d
13016	N... G... M... N... G... M... H...d... F... B... B... d... S...d...r... S... F... M... B...	H...d...d...



LEGEND

[Grey Swatch]	AS - HALT
[White Swatch]	CONCRETE
[Patterned Swatch]	ROCK RETAINING WALL
[Brown Swatch]	BUILDING

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CARL N. BERG, L.A.  
 SERIAL NO. 7162790  
 DATE: 11 JUL 2016

MILLSTREAM SLICKROCK LODGE

LANDSCAPE PLAN

380 E Main St. Suite 204  
 Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: PDB	DATE: 11 JUL 2016	SHEET 3
DRAWN BY: CNB	REV:	

**AGENDA SUMMARY  
GRAND COUNTY PLANNING COMMISSION  
August 24, 2016**

<b>TITLE:</b>	Approving the Site Plan for Lot 3 of the Courthouse Wash Subdivision
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Zacharia Levine, Community Development Director

**Prepared By:  
ZACHARIA LEVINE  
GRAND COUNTY  
COMMUNITY  
DEVELOPMENT  
DIRECTOR**

**FOR OFFICE USE ONLY:**

**Attorney Review:**  
  
N/A

**STATED MOTION :**

Move to approve the site plan for Lot 3 of the Courthouse Wash Subdivision, conditioned upon the following:

1. Final site plan approval will be granted administratively following resolution of a survey discrepancy on the western edge of the subdivision boundary.
2. Building permits will be granted after FEMA approval is received, and the illegal billboard adjacent to US Hwy 191 is removed.

**STAFF RECOMMENDATION:**

Conditional approval

**BACKGROUND:**

Courthouse Wash Subdivision received final plat approval from the Grand County Council on July 19, 2016. The proposed use of Lot 3 is a Springhill Suites, which represents the second and final phase of hotel development on the property. The Applicant has provided the necessary application submittals, but awaits a) Legal resolution to a survey discrepancy on the western edge of the subdivision, and b) FEMA approval of the floodplain elevation certificates. Building permits will be withheld until FEMA approval is received, and the illegal billboard adjacent to US Hwy 191 is removed.

**ATTACHMENT(S):**

1. Staff Report
2. Site Plan Application



## STAFF REPORT

### MEETING DATE:

**TO:** Grand County Planning Commission or Council  
**FROM:** Community Development Department *Staff*  
**SUBJECT:** Site Plan Approval – Lot 3 of Courthouse Wash Subdivision

---

## STAFF RECOMMENDATION

Staff recommends approval of the site plan for Lot 3 of Courthouse Wash Subdivision with the following conditions:

1. Final site plan approval will be granted administratively following resolution of a survey discrepancy on the western edge of the subdivision boundary.
2. Building permits will be granted after FEMA approval is received, and the illegal billboard adjacent to US Hwy 191 is removed.

## BACKGROUND

This application is submitted by Lodging Dynamics, LLC (Applicant). The Applicant received final plat approval from the Grand County Council on July 19, 2016. The recording of the final plat is pending a resolution to a survey discrepancy of the subdivision boundary on the western edge. The adjacent property owner is attempting to claim a 50 foot strip of land that is included in the Courthouse Wash Subdivision. Staff is confident the 50 foot strip will remain within the boundaries of the Courthouse Wash Subdivision, but reviewed the submitted site plan application under a worst-case scenario where the land would actually be forfeited to the adjacent property owner. Staff review below reflects this possibility. In either scenario, site plan approval is recommended.

## LAND USE APPLICATION REVIEW

The developer or owner shall submit the site plan drawn to an acceptable scale and with adequate copies. The scale and number of copies shall be that deemed necessary by the Zoning Administrator. The site plan shall include the following:

- A. Parking, loading, and refuse areas;

*As per the preliminary and final plat approvals, 324 parking spaces are provided whereas 302 are required at a minimum for the entire subdivision. At a loss of 20 spaces, the overall subdivision still meets the minimum requirement.*

*However, due to the nature of the proposed uses (hotel and tourism-related activities), staff is requiring that at least half the number of lost spaces (10) are relocated to another area in the development. Staff will work with the developer to identify an effective solution*

- B. Access ways, including points of ingress, egress;  
*Complete and acceptable as per final plat approval.*

- C. Sidewalks and trails;

*Complete and acceptable. The trails on the western edge will remain unless the property boundary resolution results in the loss of a 50 foot strip of land on the western edge of the subdivision. Site plan approval is recommended in either scenario.*

D. Fences and walls;

*Complete and acceptable as per final plat approval.*

E. Location and dimensions of structures and signs;

*The illegal billboard adjacent to US Hwy 191 must be removed. All other signage plans are complete and acceptable as per final plat approval.*

F. Location and type of outdoor lighting;

*Complete and acceptable as per final plat approval.*

G. Typical elevations of such buildings;

*Complete and acceptable, pending FEMA approval. Building permits will be withheld until FEMA approval is received.*

H. Landscaping and screening;

*Complete and acceptable as per final plat approval.*

I. Topography;

*Complete and acceptable as per final plat approval.*

J. Specific areas proposed for specific types of land use;

*Complete and acceptable as per final plat approval.*

K. Lots or plots;

*Complete and acceptable as per final plat approval.*

L. Any areas with slopes in excess of 30 percent;

*Complete and acceptable as per final plat approval.*

M. Any areas in a natural drainage or the 100 year floodplain;

*Complete and acceptable, pending FEMA approval. Building permits will be withheld until FEMA approval is received.*

N. Existing and proposed easements, areas proposed for public dedication; and

*Complete and acceptable as per final plat approval.*

O. Building footprint(s), water and sewer lines, easements and drainage improvements in Digital Format; if available. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates - Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet.

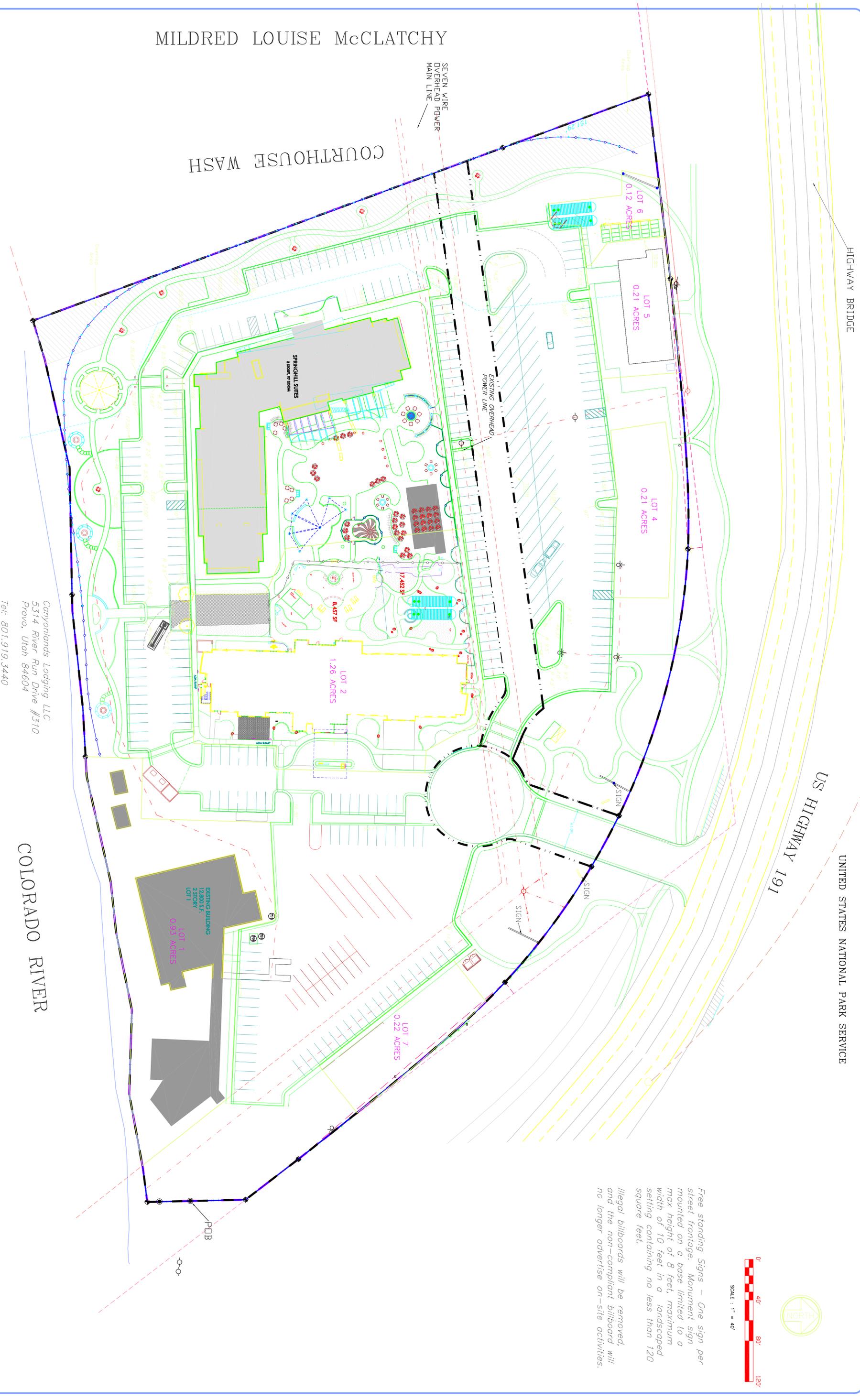
*Complete and acceptable as per final plat approval.*

## **ATTACHMENTS**

1. Lot 3 site plan, including landscaping plan.

MILDRED LOUISE McCLATCHY

COURTHOUSE WASH



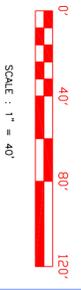
HIGHWAY BRIDGE

UNITED STATES NATIONAL PARK SERVICE

US HIGHWAY 191

Canyonlands Lodging LLC  
5314 River Run Drive #310  
Provo, Utah 84604  
Tel: 801.919.3440

COLORADO RIVER



Free standing Signs – One sign per street frontage. Monument sign mounted on a base limited to a max height of 8 feet, maximum width of 10 feet in a landscaped setting containing no less than 120 square feet.  
Illegal billboards will be removed, and the non-compliant billboard will no longer advertise on-site activities.

REVISIONS

1.	
2.	
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5.	
6.	

PROJECT NO. LE 2383 SUPERVISOR/DIRECTOR: D. EDWARDS  
DATE: NOVEMBER 25, 2015 FIELD SUPERVISOR: C. WILLIAMS  
SCALE: 1" = 40' DRAWN: D.J. BENSON  
REVISION: CHECKED: L. LUDLOW

**LUDLOW ENGINEERING & LAND SURVEYING**  
Subdivisions • Boundary Surveys • Civil Lot Surveys • ALTA Surveys  
Cadastral Surveys • Control Networks • Construction Surveys • Topography  
Civil • Sewer & Water Design • Residential & Commercial Structures  
Subdivision Design • Site Plans • Road Design  
645 North Main, Nephi, Utah 84646 (435) 623-0897 FAX (435) 623-2391

**PRELIMINARY PLAT**

**CANYONLANDS LODGING LLC**  
Courthouse Wash Subdivision a Planned Unit Development in Section 27, T 25 S, R 21 E, SLBM, Grand County, Utah

30.0' ACCESS EASEMENT



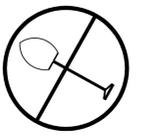
**LEGEND**

	DRAINAGE DIRECTION
	EXISTING POWER LINE
	PROPERTY LINE
	DRAINAGE DIRECTION
	WATER VALVE
	MANHOLE
	FINISH SPOT ELEVATION
	TOP OF ASPHALT
	TOP OF BACK OF CURB
	EXISTING GRADE
	TOP OF EXISTING GUTTER
	SIDEWALK

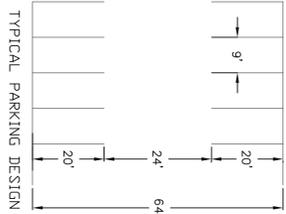
- NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
  2. CONTRACTORS SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION.
  3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES AND GRAND COUNTY PUBLIC UTILITIES STANDARDS.
  4. SLOPE LANDINGS AT DOORWAYS 1/4" PER FOOT.
  5. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAY, PAVING, UTILITIES, STONS, ETC. SHALL CONFORM TO THE GRAND COUNTY STANDARDS.
  6. PROVIDE 4" DIA. PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED.
  7. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
  8. PREVENT ALL STORM WATER FROM FLOWING ONTO ADJACENT PROPERTY.
  9. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVING REPLACEMENT PATCH.
  10. CONSTRUCTION OF BUILDING AND SITE PREPARATIONS SHALL CONFORM TO STANDARD SPECIFICATIONS AND STANDARD PLANS.
  11. PARKING LOT REQUIREMENTS MUST FOLLOW SOILS REPORT.
  12. GRAND COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF PRIVATE STORM DRAIN SYSTEM.
  13. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING. RAIN SENSOR MUST BE INSTALLED WITH IRRIGATION SPRINKLER SYSTEM.
  14. ALL EXISTING IMPROVEMENTS THAT DOES NOT PERTAIN TO THIS DESIGN WILL NEED TO BE REMOVED AND DISCHARGED IN THE APPROPRIATE PLACES.
  15. ALL CONSTRUCTION IS TO BE DONE AS PER GRAND COUNTY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  16. ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE GRAND COUNTY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
  17. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD.

REVIEWED BY: Grand County Building Inspector

REVIEWED BY: Director Moab Fire Department - Cory Brewer



**NOTE:** THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



**REVISIONS**

1.	
2.	
3.	
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5.	
6.	

PROJECT NO. LE 2383 SUPERVISOR/DIRECTOR: D. EDWARDS  
 DATE: NOVEMBER 25 2015 FIELD SUPERVISOR: C. WILLIAMS  
 SCALE: 1" = 40' DRAWN: D.J. BENZIO  
 CHECKED: L. LUDLOW

**LUDLOW ENGINEERING & LAND SURVEYING**  
 Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys  
 Civil • Control Networks • Construction Surveys • Topography  
 Civil • Sewer & Water Design • Residential & Commercial Structure  
 Subdivision Design • Site Plans • Road Design  
 645 North Main, Moab, Utah 84246 (435) 623-0897 FAX (435) 623-2391

**HOTEL STEPLAN**

**CANYONLANDS LODGING LLC**  
 Courthouse Wash Subdivision a Planned Unit  
 Development in Section 27, T 25 S, R 21 E,  
 SLBM, Grand County, Utah





