

PROPOSED OVERNIGHT ACCOMMODATION OPTIONS

1

Status Quo

INTENT: To provide a baseline comparison and illustrate the implications of growth, if things continue as they are.

DETAILS: A form of overnight accommodations are a "use by right" in all Commercial Zones.

GRAND COUNTY:

- Bed & Breakfast - Permitted use in RG, GB, RC, RS, HC Zones
- Hotel/motel - Permitted use in NC, GB, RC, RS, HC Zones
- Recreational Vehicle Parks and Campgrounds - Conditional use in RC, RS, HC Zones
- Residential Units as Overnight Accommodation - Permitted in GB, RC, RS, HC Zones

CITY OF MOAB:

- Bed & Breakfast - Permitted use in C-1, C-2 Zones
- Hotel/motel - Permitted use in C-2 (under 10 units), C-3, C-4, RC, SAR Zones
- Recreational Vehicle Parks and Campgrounds - Permitted use in C-4, RC Zones
- Residential Units as Overnight Accommodation - Permitted in C-1, C-2 Zones

REGULATORY TOOLS:

- Euclidian (Traditional) Zoning with Use Rights as Permitted, Conditional or Prohibited
- Overlay zoning for providing high-density housing (County only).

2

Allow Growth with Increased Form & Performance Requirements

INTENT: Match the scale of overnight accommodations to the different, existing parts of the community.

DETAILS: The scale and size of each project will be tailored to match the character of each overlay district.

DOWNTOWN AREA: Overnight accommodations **limited by type (condos, townhomes, and bed & breakfasts) and scale** in the downtown area through the use of "Overnight Accommodations Overlay Zones".

NORTH OF DOWNTOWN (to the Colorado River): **All new overnight accommodations will be required to match the scale of existing development** within designated "Overnight Accommodations Overlay Zones".

SOUTH OF DOWNTOWN: **All new overnight accommodations will be required to match the scale of existing development** in designated "Overnight Accommodations Overlay Zones".

NORTH OF THE COLORADO RIVER & KANE CREEK BOULEVARD: **Campgrounds/RV parks are allowed** north of Colorado River to edge of Arches National Park at the intersection of Hwy 313 and US 191 and along Kane Creek Boulevard within designated "Overnight Accommodations Overlay Zones".

REGULATORY TOOLS:

- Euclidean Zoning
- Overlay Zones
- Form-based Codes
- Mandatory Mixed-Use Development
- Performance Standards

3

Focused Growth, Determined by Area

INTENT: Focus more intense overnight accommodations north of Downtown and community-focused development south of Downtown. Eliminate further development of overnight accommodations Downtown.

DETAILS:

DOWNTOWN AREA: **No new overnight accommodation uses to be allowed.**

NORTH OF DOWNTOWN (to the Colorado River): **New hotels, motels and campgrounds/RV parks allowed** in designated "Overnight Accommodations Overlay Zones".

SOUTH OF DOWNTOWN: Hotels, motels and campgrounds/RV parks are not allowed. **Condos & townhomes (used as overnight accommodations) and bed & breakfasts are allowed** in designated "Overnight Accommodations Overlay Zones", but are evaluated with a criteria system that is structured for the promotion of development that benefits/focuses on the local community.

NORTH OF THE COLORADO RIVER, KANE CREEK BOULEVARD & THE HWY 128 CORRIDOR: **No new overnight accommodation uses to be allowed** north of Colorado River to edge of Arches National Park at the intersection of Hwy 313 and US 191, along Kane Creek Boulevard or along the Hwy 128 Corridor.

REGULATORY TOOLS:

- Euclidean Zoning
- Overlay Zones
- Form-based Codes
- Mandatory Mixed-Use Development
- Performance Standards

4

Controlled Growth

INTENT: Severely limit overnight accommodations throughout the area to focus new growth to other commercial, residential and community services.

DETAILS:

- **New overnight accommodations are allowed only within a smaller, designated "Overnight Accommodations Overlay Zone".**
- Discourage overnight accommodation growth and promote growth in community-centric identified community nodes through the use of exactions, etc.

REGULATORY TOOLS:

- Euclidean Zoning
- Overlay Zones
- Mandatory Mixed-Use Development
- Performance Standards

5

No Growth

INTENT: Focus all new growth to other commercial, residential and community services.

DETAILS:

- **No new overnight accommodation uses to be allowed.**
- All new commercial growth will focus on providing other commercial, residential and community services.

REGULATORY TOOLS:

- Euclidean Zoning with Use Rights as Permitted, Conditional or Prohibited
- Performance Standards
- Form-based Codes

***OVERNIGHT ACCOMMODATIONS OVERLAY ZONES:**

All Overnight Accommodations Overlay Zones will require

- 1) On-site mixed-use development and employee housing OR contributions to the development of the same in a designated mixed-use project area, AND
- 2) Performance standards for water (e.g. requirements for water efficient landscape, LID/GI, graywater infrastructure), noise, energy, transportation, etc.

PROPOSED OPTIONS: PROS AND CONS

1

Status Quo

PROS

- Seen as fair to property owners who have undeveloped/under-developed land.
- Satisfies the market demand for additional overnight accommodations.
- Legal challenges are less likely.

CONS

- Continues to create an unbalanced economic profile that ignores community character, local service needs, the local environment/carrying capacity, impacts of tourists, overcrowdedness, etc.
- New development may or may not match the existing community structure.
- New development is not required to provide mixed-use or affordable housing and these missing services and needs continue to grow.
- Tourist numbers may drop off due lack of good services and/or overcrowdedness.
- Current residents may relocate to other towns or cities where there is greater balance and sense of community.

OTHERS?

2

Allow Growth with Increased Form & Performance Requirements

PROS

- Matches the scale and type of overnight accommodations to the function and structure of the community.
- Helps create a more balanced economic profile, stabilize community character, etc.
- Requires the provision of missing services and affordable housing in exchange for development permission.
- Legal challenges are less likely since overnight accommodation uses are not outright eliminated.

CONS

- Does not go far enough.
- How do you define Downtown Moab and other districts?
- May still send development down the road (to Spanish Valley)
- Requires the provision of missing services and affordable housing in exchange for development permission)
- Impacts on local economy unclear - may have different effect in Moab than in Grand County due to taxing structures, etc.
- Seen as unfair by property owners who have undeveloped/under-developed land, and perceived to favor "those who already have theirs".

OTHERS?

3

Focused Growth, Determined by Area

PROS

- Eliminates the development of additional overnight accommodations in Downtown Moab and encourages the development of other uses on limited available land in this district
- Helps create a more balanced economic profile, stabilize community character, etc.
- Requires the provision of missing services and affordable housing in exchange for development permission.
- Legal challenges less likely since overnight accommodation uses are not outright eliminated.

CONS

- Eliminates the development of additional overnight accommodations in Downtown Moab
- How do you define Downtown Moab?
- Sends development down the road (to Spanish Valley).
- Requires the provision of missing services and affordable housing in exchange for development permission.
- Does not go far enough.
- Impacts on local economy are unclear. May have different effect in Moab than in Grand County due to taxing structures, etc.
- Seen as unfair by property owners who have undeveloped/under-developed land, and perceived to favor "those who already have theirs".

OTHERS?

4

Controlled Growth

PROS

- Eliminates the development of additional overnight accommodations (demand is shifted elsewhere in the region).
- Encourages the development of other uses on limited available land.
- Potentially helps create a more balanced economic profile, stabilize community character, etc.

CONS

- Eliminates the development of additional overnight accommodations, but the demand remains and may not be met.
- Sends overnight accommodations development down the road (to Spanish Valley).
- No incentive to provide missing services or needs (restaurants, incubator space, community retail and services, affordable housing, etc.)
- Impacts on local economy are unclear. May have different effect in Moab than in Grand County due to taxing structures, etc.
- Seen as unfair by property owners who have undeveloped land, and perceived to favor "those who already have theirs", e.g. existing overnight accommodation owners.
- Potential legal challenges.

OTHERS?

5

No Growth

PROS

- Eliminates the development of additional overnight accommodations (demand is shifted elsewhere in the region).
- Encourages the development of other uses on limited available land.
- Potentially helps create a more balanced economic profile, stabilize community character, etc.

CONS

- Eliminates the development of additional overnight accommodations, but the demand remains and may not be met.
- Sends overnight accommodations development down the road (to Spanish Valley).
- No incentive to provide missing services or needs (restaurants, incubator space, community retail and services, affordable housing, etc.)
- Impacts on local economy are unclear. May have different effect in Moab than in Grand County due to taxing structures, etc.
- Seen as unfair by property owners who have undeveloped/under-developed land, and perceived to favor "those who already have theirs", e.g. existing overnight accommodation owners.
- Potential legal challenges.
- Goes too far.

OTHERS?