

Application for Overnight Accommodations Overlay – San Juan County

33 E Merriam Ct. Moab, UT

Tax ID #000780000120

Owners: Morgan & Koi Cook

33 E Merriam Ct. is located on 1.01 acres in the Highway Commercial Zone in San Juan County. We currently live in the 4,774 sqft home on the property as our primary residence. We are applying for the Overnight Accommodations Overlay for the following:

1. Basement Nightly Rental

The unfinished basement is only accessible through the garage. There is currently a door from the garage that leads to the backyard. We plan to build a wall inside of the garage to make a private basement access through the outside garage door, while having a second door to the inside of the garage so it is still accessible from the upstairs portion of the house. We will add plumbing, 4 or 5 mini split units, water heater, ejector pump, and update the electrical panel. The basement will have a kitchen, living room, informal dining room, recreation room, 3 bedrooms, and 2 bathrooms. Our floor plan for the basement is included below.

2. Upstairs Nightly Rental

When we move out of the property (several years from now – we just need to get approval now), we would like to use the upstairs and downstairs as one nightly rental by unlocking the door from the garage to the downstairs. The upstairs has 4 bedrooms, 2 bathrooms, living room, dining room, family room, laundry, and storage room.

3. 2 Additional Nightly Rental Units

Over the next few years, we would like to subdivide the 1-acre lot into 3 lots. We would keep the existing house on one lot and build one nightly rental unit on each of the other lots.

We would like to carry out this plan in phases. Phase 1 is top priority right now; phases 2-4 will occur over the next several years.

Phase 1: Finish the basement and start renting it out.

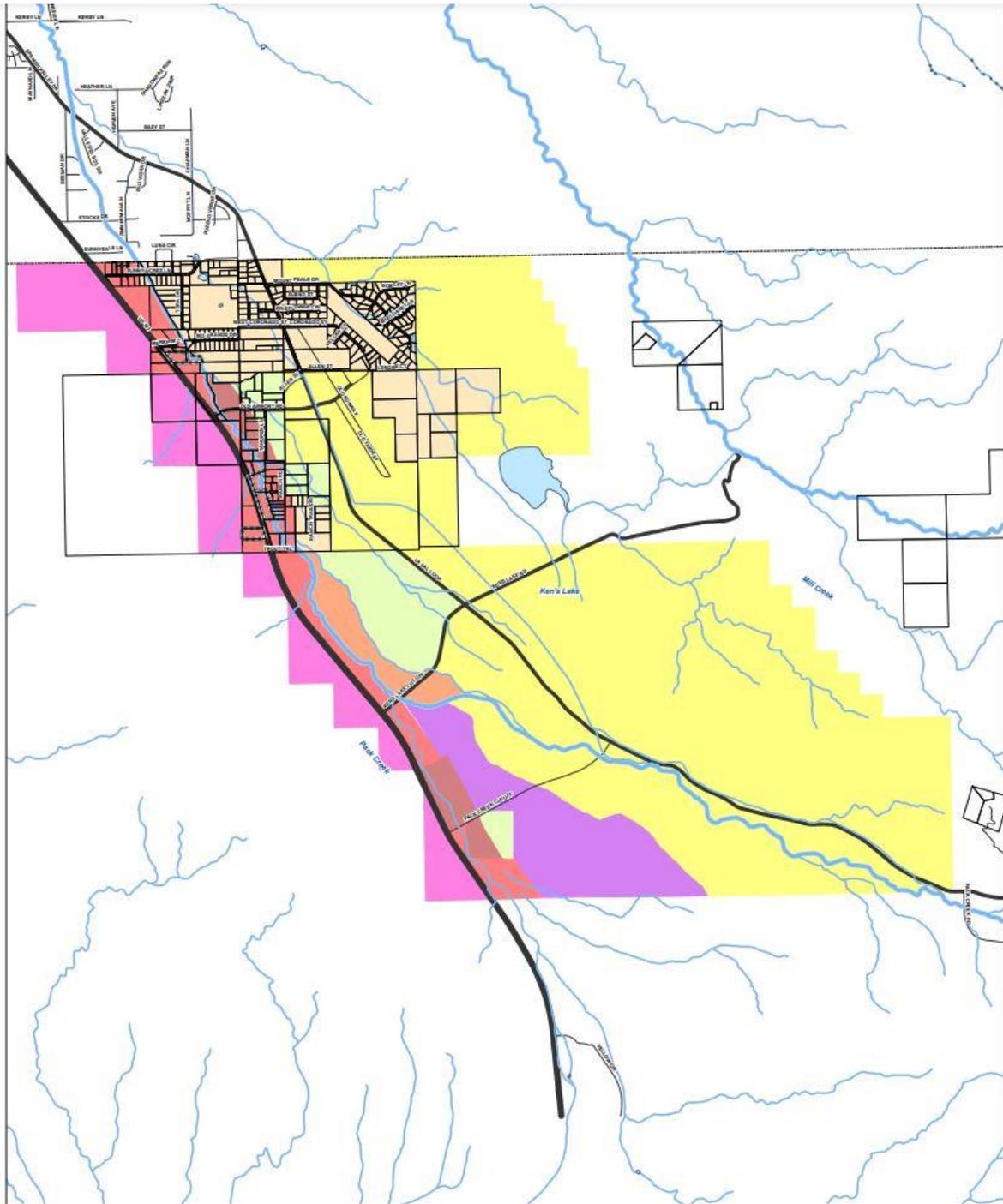
Phase 2: Subdivide the land and build one nightly rental unit on the second lot.

Phase 3: After we move out of the upstairs, rent out the whole house.

Phase 4: Build nightly rental unit on 3rd lot.

We had a meeting with UDOT and they informed us that we will not need a traffic study, as long as there are 7 or fewer dwellings in our subdivision. The order of the phases listed above keeps it within those 7 units (there are currently 4 other houses in the cul-de-sac in addition to ours). If you need verification from UDOT, they said they would be happy to send an email.

San Juan County Zoning Map:

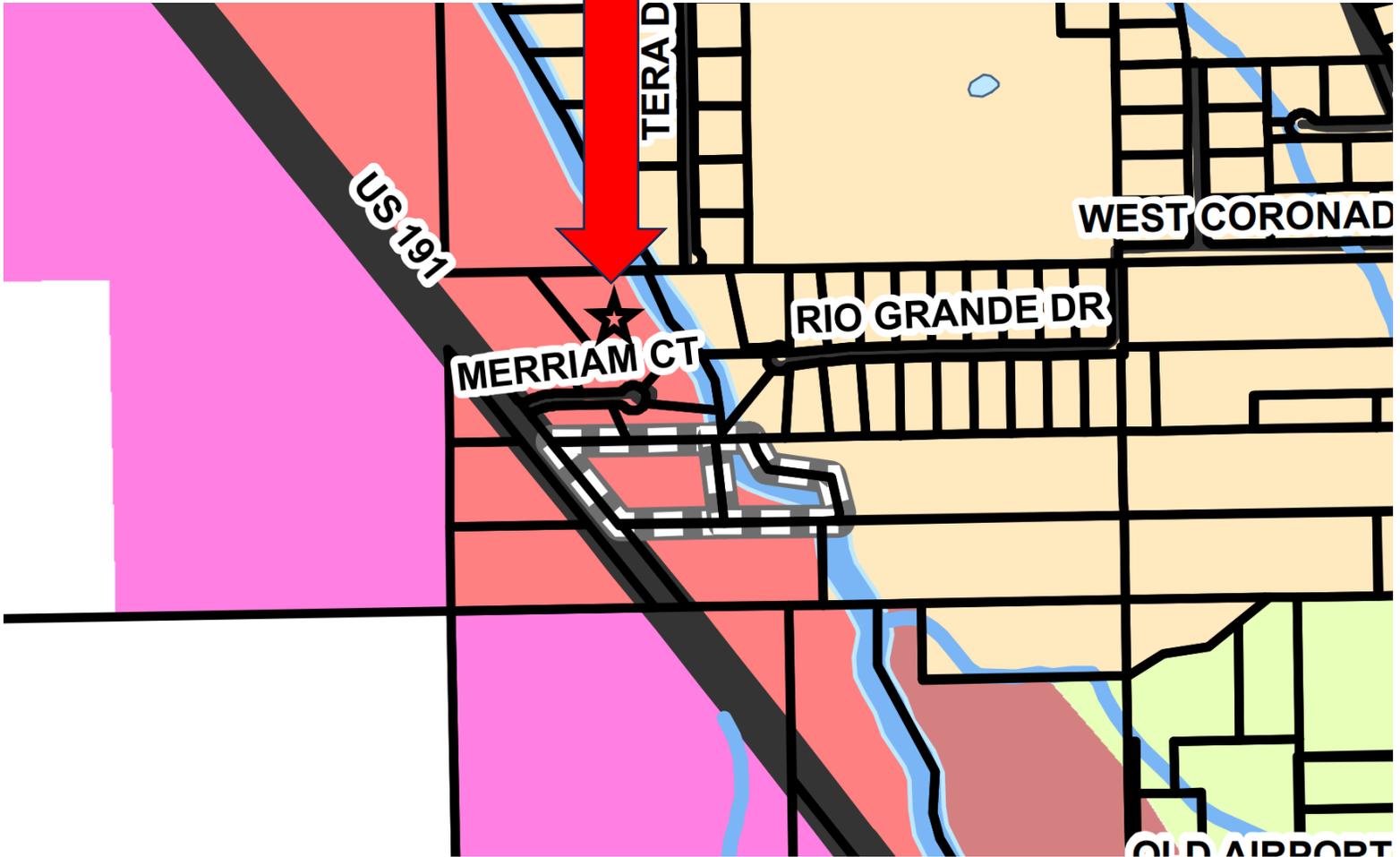


Amended 2021

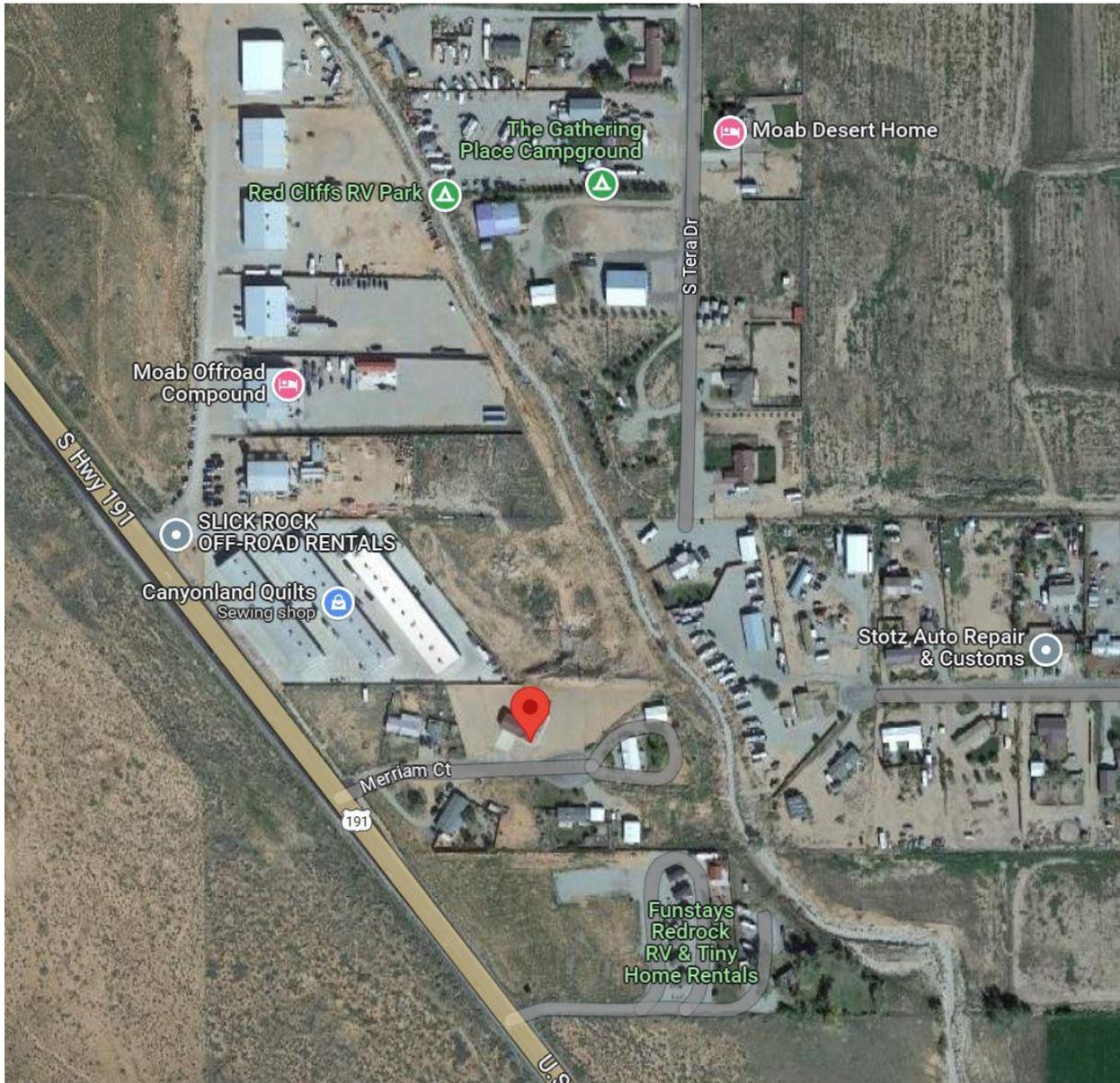
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|----------------------------------|--------------------------------------|---------------------------------|
| Planned Community (PC) | Highway Flex (HF) | Existing Overnight Accomodation |
| Spanish Valley Residential (SVR) | Highway Commercial (HC) | County Boundary |
| Residential Flex (RF) | Controlled District - Highway (Cd-h) | Stream |
| Business Flex (BF) | Agricultural (A1)* | Lakes / Reservoirs |

Property Location: 33 E Merriam Ct.

Zoning: Highway Commercial



Property Location: 33 E Merriam Ct. Moab, UT 84532





SITE MASTER PLAN

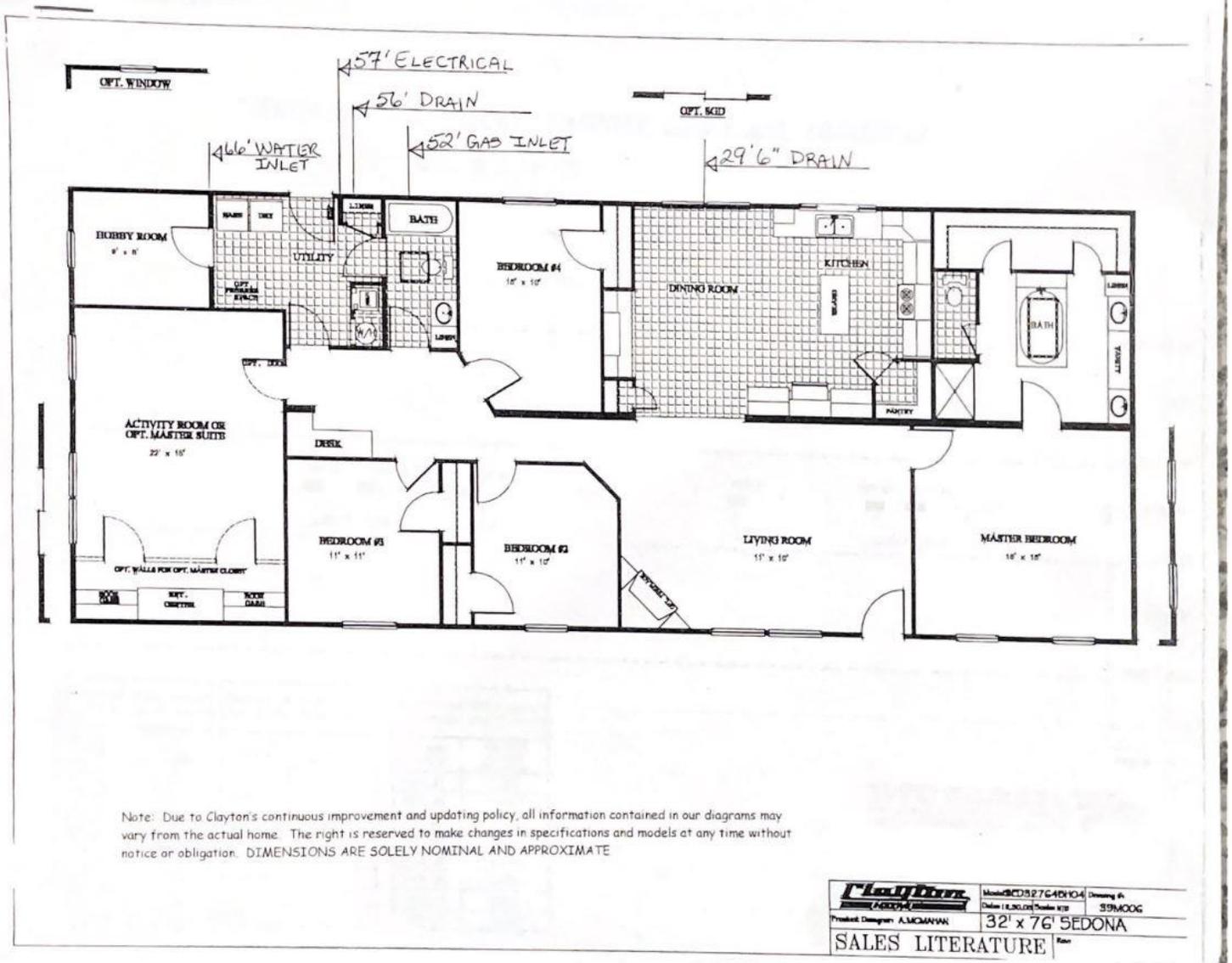
The proposed plan adds great value to Spanish Valley and San Juan County and is the highest and best use of the property. Currently, the subdivision is surrounded by commercial uses, from the Moab Business Park to other small RV parks and a few other nightly rentals. By allowing our proposed accommodations, it is keeping tax dollars in San Juan County and keeping tourists close to the highway and out of the upcoming and existing residential neighborhoods. The guests that use these accommodations will also use the proposed stores, gas stations, etc. that will be coming to Spanish Valley. Currently, this property is zoned Highway Commercial, which allows for several different commercial ventures that would not mesh well with the residential neighborhood. Allowing for nightly rental accommodations would be the best use of this property to mesh with the current neighborhood.



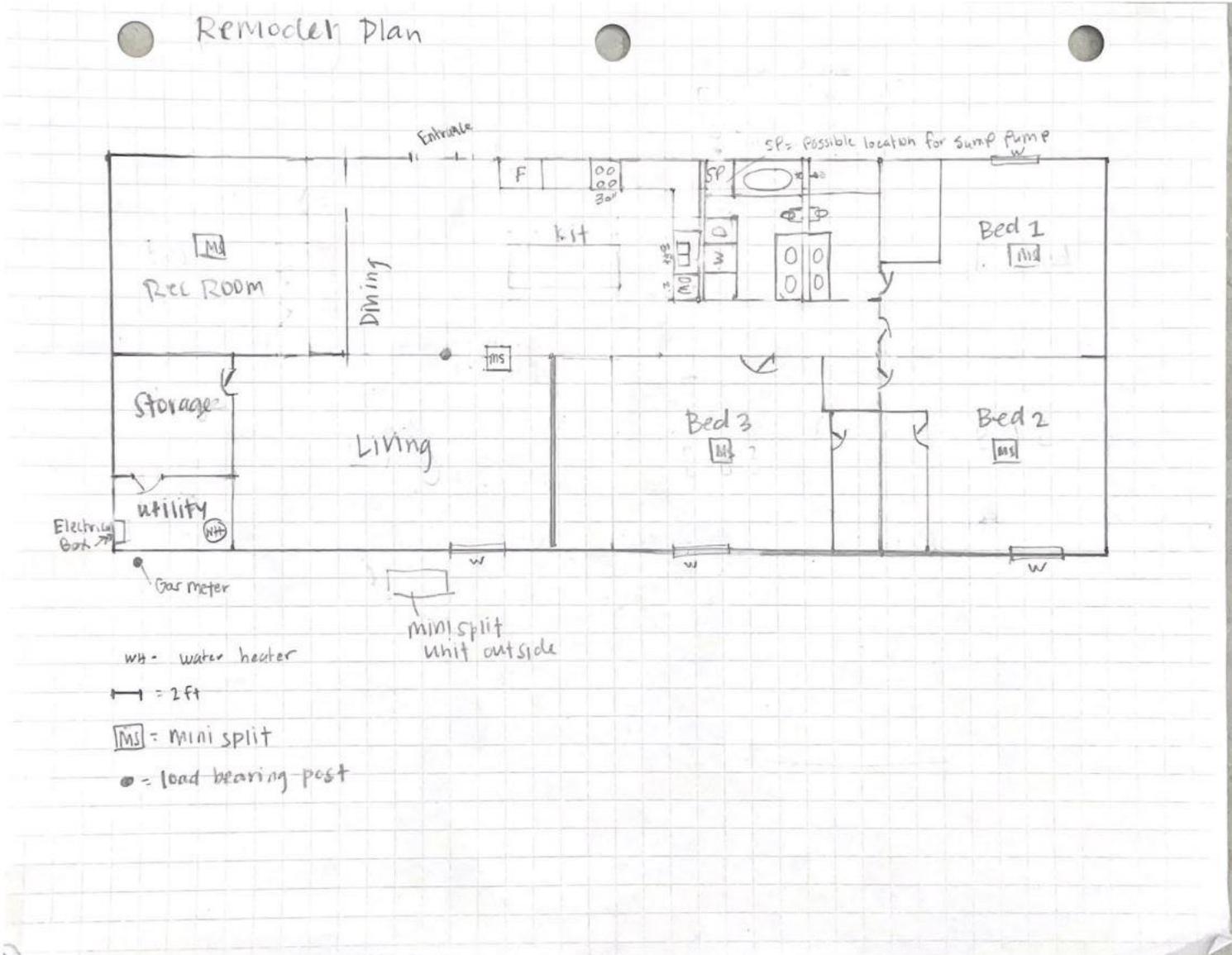
Nothing needs to be done to address this slope or creek bed.

Current House

Current house at 33 Merriam Ct (upstairs floorplan)



Projected floorplan for basement



Projected Future Development



The lot lines will be close to this (depending on survey).

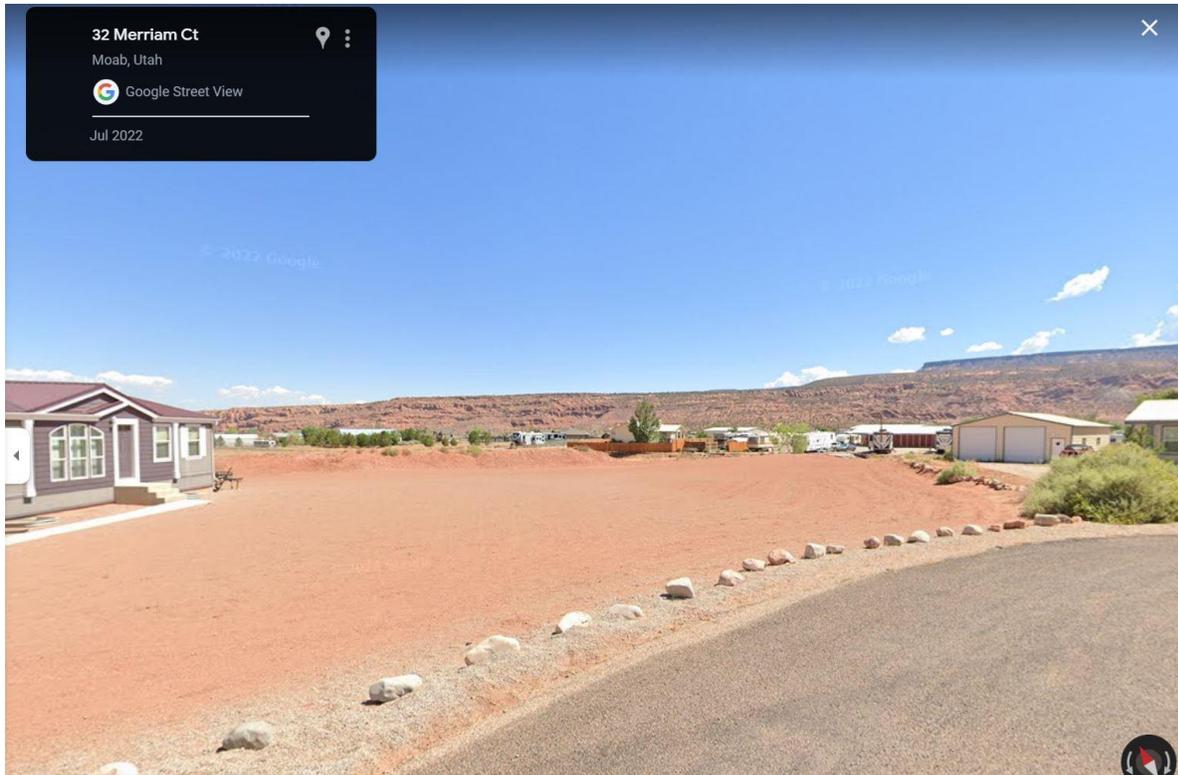


This would be the approximate location of the 2 additional nightly rentals (they may rotate slightly depending on the survey and setback requirements). They would each be approximately 1,800-2,200 sqft

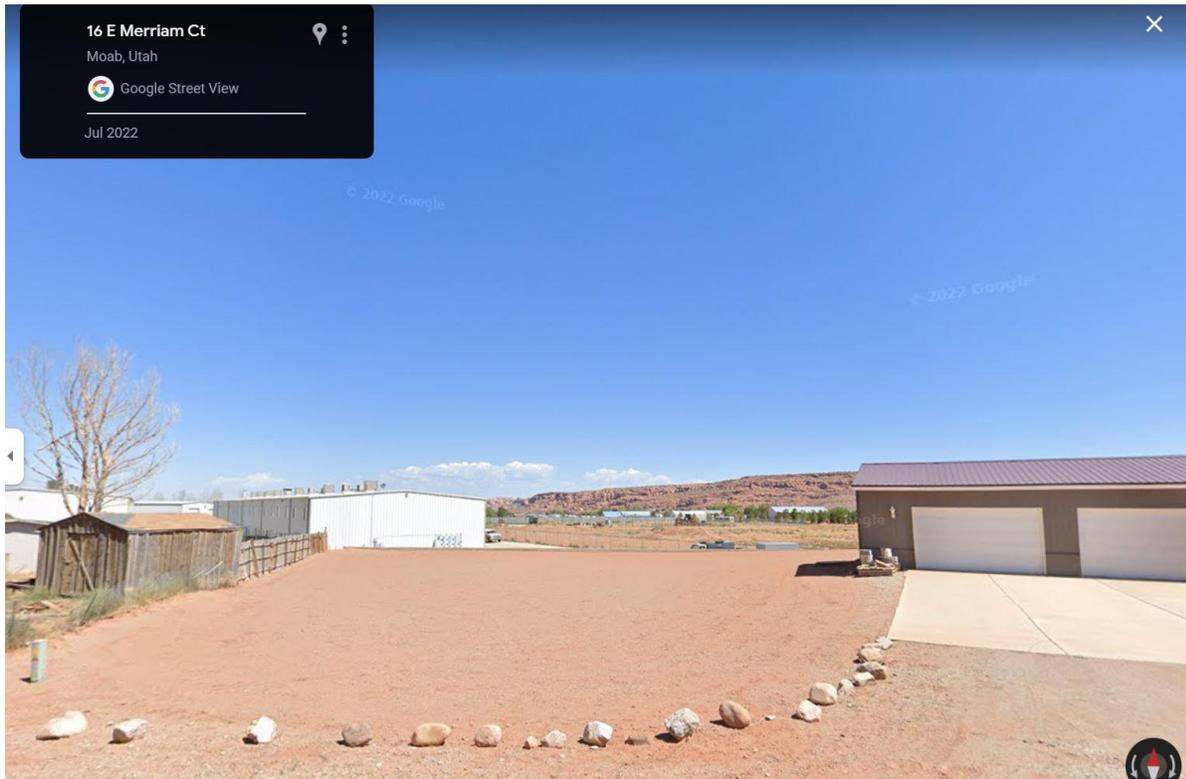
Current House (Nightly Rental #1)



Location for Nightly Rental #2



Location for Nightly Rental #3



As seen in the above photos, there is plenty of room for parking. Even if guests bring long trailers, they will still have plenty of room to park without impacting the residential neighborhood or having to park along the road. We plan to have a garage and driveway with each unit as well which allow for plenty of parking.

Proposed Design Style for Nightly Rentals



Modern Style

OR



Manufactured/Modular Home

Landscaping: We would add gravel and some xeriscape landscaping to preserve water and keep it aesthetically pleasing. Here are some examples:



In conclusion, we would greatly appreciate your consideration for our property to be in San Juan County's Overnight Accommodations Overlay. We believe that the plan outlined above is the best use for our property that is currently in the Highway Commercial Zone. If you have any questions about our application or need to contact us, our information is below. We appreciate your time in advance.

Sincerely,
Morgan & Koi Cook

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