



OCTOBER 27, 2022  
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\\_F8J6J5ROFAEUPNTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPNTNKW938GR8DVWEOJJH-AQFNGA/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

**October 13, 2022, Regular Meeting**

Documents:

[MIN-PC-2022-10-13 DRAFT 102722.PDF](#)

4. Action Item

4.1. Letter Of Support - Governor's Office Of Economic Opportunity's Rural Communities Opportunity Grant

**Briefing and possible action**

Documents:

[MOAB CITY PLANNING COMMISSION RCOG22 LOS.PDF](#)

5. Discussion Item

5.1. Moab Area Affordable Housing Plan - Action Plan Update

**Briefing and discussion**

Documents:

[FINAL 2020 AFFORDABLE HOUSING ACTION PLAN\\_MOAB CITY.PDF](#)

5.2. Draft Landscaping Standards Discussion: Screening And Buffering

**Briefing and discussion**

5.3. Options For Land Use Code Amendment: ADU And Definitions

**Discussion**

6. Future Agenda Items

7. Adjournment

**Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121

at least three (3) working days prior to the meeting.  
Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**October 13, 2022**

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=WvwdjINxivw](http://www.youtube.com/watch?v=WvwdjINxivw).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Ruben Villalpando-Salas and Jill Tatton attended, and Commission Member Jeremy Lynch joined the meeting at 6:33 p.m. City Planning Director Cory Shurtleff, Assistant Planner Jessica Thacker, Planning and Zoning Administrator Anna Anglin, City Council liaison Luke Wojciechowski, City Engineer Chuck Williams and Recorder Sommar Johnson also attended. Four members of the public were present.

***Citizens to be Heard:***

Commission Chair Marienfeld acknowledged written comments received.

***Approval of Minutes:***

Commission Member Villalpando-Salas moved to approve the minutes of the September 8 and 22, 2022, Regular Meetings. Commission Member Tatton seconded the motion. The motion passed 3-0 with Commission Members Marienfeld, Tatton and Villalpando-Salas voting aye.

***Public Hearing:***

Commission Chair Marienfeld introduced Planning Administrator Anglin, who presented background on proposed **Ordinance 2022-16**: an ordinance approving the vacation of the abandoned right-of-way known as Rim Rock Road on property located at 1492 S (Aggie Blvd.) and Highway 191, Moab, UT 84532 (Parcel #01-0018-0002). Anglin answered questions regarding Right-of-Way vacation and it was explained the proposed townhomes would be sold privately. Marienfeld opened the public hearing at 6:14 p.m. There were no public comments and she closed the public hearing at 6:14 p.m.

***Rim Rock Road Right-of-Way Vacation—Positive Recommendation***

***Motion and Vote:*** Commission Member Tatton moved that the City of Moab Planning Commission Recommend to City Council proposed **Ordinance 2022-16**, an ordinance approving the vacation of right-of-way, known as Rim Rock Road on property located 1492 S (Aggie Blvd.) and Highway 191 Moab, Utah. Commission Member Villalpando-Salas seconded the motion. The motion passed 3-0 with Commission Members Marienfeld, Tatton and Villalpando-Salas voting aye.

***Aggie Apartments Phase I, Level II Site Plan—Conditionally Approved***

***Presentation and Discussion:*** Planning staff and Engineer Williams presented the proposal for a 15-acre development consisting of 14 buildings containing 288 apartments. Dark skies compliance, fencing and warning signs for a detention pond were discussed.

***Motion and Vote:*** Commission Chair Marienfeld moved that the City of Moab Planning Commission Conditionally Approve **Planning Resolution 11-2022**, a planning resolution conditionally approving the Level II Site Plan for the Aggie Apartments Phase I project located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah, with the following conditions: All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval, including: a) a lighting plan which complies with the requirements of Sections 17.09.060 through 17.09.069. b) the proposed

detention pond will require a 6-ft fence and install a warning sign along with submitting a mitigation plan for the basin hazard. Commission Member Tatton seconded the motion. The motion passed 3-0 with Commission Members Marienfeld, Tatton and Villalpando-Salas voting aye.

### ***Aggie Townhomes Phase II, Level II Site Plan—Conditionally Approved***

**Presentation and Discussion:** Staff presented Proposed **Planning Resolution 12-2022:** a planning resolution conditionally approving the Aggie Townhomes Phase II, Level II Site Plan on property located at 1492 S (Aggie Blvd.) and Highway 191, Moab, UT 84532.

**Motion and Vote:** Commission Chair Marienfeld moved that the City of Moab Planning Commission Conditionally Approve **Planning Resolution 12-2022**, a planning resolution conditionally approving the Level II Site Plan for the Aggie Townhomes Phase II project located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah with the following conditions: All outstanding comments shall be addressed to the satisfaction of the Moab City Planning Director prior to building permit application approval. Comments include: a) A lighting plan that complies with the requirements of Sections 17.09.060 through 17.09.069; b) City Council approve **Ordinance 2022-14**, Aggie Rezone; c) City Council approve **Resolution 22-2022**, Aggie Townhomes Phase II Townhome Plat; d) City Council approve **Ordinance 2022-16**, Rim Rock Road Right-of-Way Vacation. Commission Member Villalpando-Salas seconded the motion. The motion passed 4-0 with Commission Members Marienfeld, Lynch, Tatton and Villalpando-Salas voting aye.

### ***Jailhouse Café Parking Exception—Approved***

**Presentation and Discussion:** Engineer Williams described the proposed development of the Jailhouse Café and the consideration of a parking exception, known as Proposed **Planning Resolution 10-2022:** a planning resolution conditionally approving the parking exception for the Jailhouse Cafe Expansion Level II Site Plan on property located at 101 N Main Street, Moab UT. Williams explained the Main Street C-3 zone and acknowledgement in the City's General Plan that redevelopment of Main Street properties would trigger the need for parking exceptions. Planning Director Shurtleff explained the existing process for obtaining an exception to the code-required off-street parking spaces, which capped a fee-in-lieu contribution at 30 percent of the overall requirement. Shurtleff shared the applicant's proposal, which requested an exception for 44 required parking spaces plus a waiver of the fee-in-lieu.

Applicant Will Petty described the project for the thirty-year-old Jailhouse Café business, which is currently contained in a small iconic building that served as the area's first courthouse. He noted the proposed expansion would include a brick Western-style storefront. Commission Chair Marienfeld noted parking in the area is already an issue. Planner Shurtleff explained parking requirements are usually based upon occupancy as proposed, although Moab's code uses total square footage as the basis for parking requirements. The walkability of the area and proximity to hotels and restaurants was discussed, as well as the City's ongoing plan to develop more dispersed parking in the area. It was noted the applicant agreed to pay a fee-in-lieu for 14 spaces. Commission Member Tatton expressed her appreciation for the re-use of the old building. Commission Chair Marienfeld stated that it is in the best interests of the community to maximize utility of the Main Street area and noted the need to revise the C-3 parking requirements to make the downtown area more walkable. She said she was wary of piecemeal exceptions and considerations for existing businesses. She said the pace of code change is slow and this proposal provides a test case. Shurtleff explained there is an error in the formula and a need for a test case to develop parameters to advance a code change proposal. Commission Chair Marienfeld stated her aspiration for City Council to review the proposal. She said the

neighboring laundromat owner does not support the parking exception and added she is interested in revising the code. Shurtleff stated the staff was unable to move the project forward and recommended a public hearing regarding the fee-in-lieu request. Engineer Williams stated that the top concern for downtown is either parking or the lack of a bypass. He clarified there is no mechanism to designate parking for the laundry. Marienfeld suggested other neighboring businesses should engage with the planners or Commission. She read from a letter regarding potential drainage issues that would be caused by the proposed expansion of the café. Commission Member Tatton noted the evident walkability of the area, said she appreciates both sides, and noted the subject parking is all on public streets. Commission Member Lynch concurred with Tatton, also mentioned citizen concerns, and stated the concerns pre-dated the proposed project. He mentioned the ability to pursue change with the consideration of this project. Marienfeld stated her appreciation that the proposed test case was with a long-term local business, and Planner Shurtleff explained the proposed parking exception is for the current project and owner and would be moot if the business were to be sold in the short term. Commission Member Villalpando-Salas stated the proposed change to the 30 percent fee-in-lieu cap to 70 percent was a game-changer for him. He said a larger conversation regarding downtown parking is needed. Engineer Williams said the fee-in-lieu could be used for downtown parking maintenance and he said the City was working separately to address stormwater issues. Marienfeld praised the proposed mixed-use commercial and long-term housing model.

**Motion and Vote:** Commission Member Lynch moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 10-2022**, a planning resolution conditionally approving the parking exception for the Jailhouse Café Expansion Level II Site Plan on property located at 101 N Main Street, Moab, UT, with the following condition: all outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to building permit application approval, including: a) the Planning Commission grant exception for 30 spaces; given i) of the total 60 spaces required, three spaces shall be provided in the proposed development, 13 spaces shall be credited due to the existing commercial floor area; and ii) the applicants submit and apply an approved request for the maximum available Parking Payment-in-Lieu at 30% of the proposed required parking spaces; such that 2 (1) 14 spaces make Payment-in-Lieu, 30 spaces excepted, three spaces provided, and 13 spaces credited, sufficiently covering the total 60 spaces required; contingent that (a) the Parking Exception granted by the Planning Commission shall only apply if the submitted request for the Parking Payment-in-Lieu is approved following appropriate approval procedures; and shall only be applied upon approval of the proposed Level II Site Plan. Commission Member Tatton seconded the motion. The motion passed 4-0 with Commission Members Marienfeld, Lynch, Tatton and Villalpando-Salas voting aye. It was clarified that the Land Use Authority is the Planning Commission. Commission Chair Marienfeld explained the next steps would include a public hearing regarding the fee-in-lieu request.

***Future Agenda Items:***

Planning Director Shurtleff noted the dark skies and landscape ordinance progress would be forthcoming, as well as City and County coordination regarding Dark Skies. He added that landscape screening and buffering would be discussed.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 8:47 p.m.

November 10, 2022

**Insert Moab City Logo Here**

Governor's Office of Economic Opportunity  
60 East South Temple, Suite 300  
Salt Lake City, Utah 84111

To Whom It May Concern,

The Governor's Office of Economic Opportunity's Rural Communities Opportunity Grant (RCOG) will provide for immense economic development projects with tangible impacts across rural Utah. In Moab, workforce availability depends not only on wages and housing stability, but childcare. We propose to support the construction of a new childcare facility in Moab, boasting up to 60 spots at the new, cutting-edge Moab Community Resource Campus (currently being developed by the Moab Free Health Clinic), and supporting the economic well-being of countless Moab City residents.

At the beginning of this year, Grand County's Economic Development Department and the Economic Development Advisory Board (EDAB) undertook listening sessions to address this hurdle to economic growth. They found that the lack of affordable childcare often forces parents to take low-paying jobs, decrease their hours worked, offset their scheduling needs by alternating care duties with a partner, and rely on family and friends to provide intermittent care. With the need for childcare so costly, some new parents exit the workforce altogether.

Following these listening sessions, the EDAB provided Moab Community Childcare (MCC) with a \$100,000 grant from their Rural County Grant funds in support of existing caregivers. MCC created a program called "Helping Hands" to alleviate caregiver stresses ranging from needing an ad-hoc, licensed assistant caregiver to just picking up the groceries. While the program has proved both popular and successful, the need for ample childcare in Moab remains dire. There are only 150 spots available relative to an estimated need for 465.<sup>1</sup> The Moab City Planning Commission agrees with Grand County's assessment of our regional economic development needs and is eager to support this priority.

One of Moab's most accomplished non-profit partners, the Moab Free Health Clinic (MFHC), recently acquired a new campus, spanning three acres and providing the basis for MFHC to more than double its services. In 2021, MFHC served more than 10% of Grand County's population. Situated in a central, downtown location, the new Community Resource Campus will continue to provide those underserved with essential, free medical services ranging from primary care to specialty services, including dental and comprehensive mental health care. Moreover, the

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<sup>1</sup> See page 6, "Childcare Access in Utah: March 2020," Utah Department of Workforce Services, <https://jobs.utah.gov/occ/ccaccess.pdf>

Campus will host the Southeast Utah Health Department (SEUHD) and at least nine other non-profit partners who focus on our region's indigenous communities, alternative education, youth career pathways, and more. The Community Resource Campus exists primarily to address Moab's social determinants of health (SDOHs), a priority outlined by Governor Spencer Cox and one that we share. The Campus will be a hub for addressing SDOHs, such as access to affordable health care, education, food security, and housing- and it's going up fast. In a period of just three months, MFHC will have accomplished a full renovation of the health building with partner AW Construction, all the while maintaining full services at its current location.

By awarding \$600,000 to the MFHC and MCC, the Governor's Office of Economic Opportunity will prove instrumental in closing the gap between spots needed and children served in Moab. RCOG funds will capitalize on the results-driven partnership between the MFHC and AW Construction, allowing MCC to inaugurate and serve a new childcare facility surrounded by innovative providers of health and community well-being.

We urge you to please give this proposal full consideration.

With gratitude,

Moab City Planning Commission

Commission members in attendance and voting affirmatively to approve this letter:

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1. CITY OF MOAB					
ACTION STEPS	LEAD AGENCY	IMPLEMENTATION PARTNERS	POSSIBLE FUNDING SOURCES	TARGET DATE	STATUS
1a. Consider hiring a staff person explicitly responsible for housing plan implementation	City, County	Moab Area Housing Task Force (MAHTF)	Property Tax, Sales Tax, Transient Room Tax	Done	Done (2018)
1b. Consider hiring a staff person explicitly responsible for economic development	City, County	Chamber of Commerce, USU Moab, Small Business Development Center	City, County	2017	County expanded staff to help with Economic Development. Possible additional staff person to work on ED. City - hired a housing specialist who will help with ED.
1d. Update housing plan as needed to reflect current data, market analysis, and economic conditions	City, County	MAHTF		Ongoing	State requires a housing plan - Status of that? Do we need an updated plan? Does our plan meet state requirements?
1e. Evaluate policy scenarios and set intermediate (1, 2, 5, and 10 year) goals that lead to the achievement of the Vision.	City, County	MAHTF		2018	
1f. Provide annual updates on affordable housing plan implementation	City, County, MAHTF	MAHTF		Ongoing	
3c. Develop and publicize a housing and economic development website; Distribute the Housing Plan; Distribute resources and tools for affordable housing	MAHTF, City, County	City and County Staff, Local Developers, Builders, Realtors, and Bankers, Citizens		2016; Ongoing	Website—Done Housing Plan Update—Done Distribution—In Progress
3d. Increase local capacity by reviewing successful affordable housing developments, networking with organizations, visiting and hosting other communities, and attending conferences	MAHTF, City, County	City and County Staff, Local Developers, Builders, Realtors, and Bankers, Citizens	City, County, Foundations, Utah Housing Coalition, Private Donors, Scholarships	Ongoing	Ongoing
4a. Adopt an assured housing ordinance	City, County	MAHTF, HASU, Community Rebuilds, Developers, Business Owners, Citizens		2017	Done (2019)
City - PAD	City, County	MAHTF, HASU, Community Rebuilds, Developers, Business Owners, Citizens		2017	Done (2019)
4c. Develop mixed-used ordinance	City, County	City and County Staff, Local Developers and Builders, Citizens		2017 - 2018	Incorporate into zoning density discussions; Downtown Plan Process; Southern US-191 Corridor Planning City—In Progress County – Existing incentives deemed ineffective
4d. Strengthen and formalize incentives for affordable housing developers	City, County	City and County Staff, Local Developers and Builders, Citizens		2017 - 2018	City—Development Code overhaul planned for 2019 County – Several amendments adopted in 2016; Ongoing
4e. Review City and County Land Use Codes to identify and document barriers to affordable housing and engage in public process to mitigate or remove those barriers.	City, County	City and County Staff, Local Developers and Builders, Citizens		2016; Ongoing	City – PAD may not include minimum sizes
4f. Create zoning regulations for “tiny houses” and “tiny house communities.”	City, County	City and County Staff, Local Developers and Builders, Citizens		2017	City – PAD may not include minimum sizes
4g. Encourage land use efficiency by allowing Accessory Dwelling Units (ADUs)	City, County	City and County Staff, Local Developers and Builders, Citizens		Done	Done
4h. Expand infill development opportunities through use-specific design standards	City, County	MAHTF, City and County Staff, Local Developers and Builders, Citizens		2017 - 2019	Will begin in 2017
5h. Require housing mitigation plans when land use applications propose demolition of existing housing units	County, City	MAHTF		2017 - 2018	Will begin discussions in 2017
6a. Require all new affordable housing to include deed restrictions	City, County			2016; Ongoing	Done
6b. Establish minimum requirements for affordable housing deed restrictions to be used in the City and County	City, County	MAHTF		2017 -2018	City—In Progress County—In Progress
6e. Establish agreements and funding mechanisms for deed restriction administration	City, County	MAHTF, HASU, Community Rebuilds, MACT		2020-21	City—In Progress County—In Progress
7a. Provide educational resources to local development community	City, County, MAHTF	City and County Staff, Local Developers and Builders, HASU, Community Rebuilds, American Planning Association (APA), American Institute of Architects (AIA), Smart Growth America		2017; Ongoing	
8a. Establish housing funds within the City and County budgets to support the development of affordable housing	City, County, Special Service Districts (SSDs)	City and County Staff, Special Service District Staff, Local Developers and Builders, Public Finance Experts		2016; Ongoing	City—Done County—Done SSDs—In Progress
8b. Evaluate opportunities to develop housing or mixed use developments on publicly owned parcels	City, County, SSDs, State and Federal Land Management Agencies	City and County Staff, Special Service District Staff, Local Developers and Builders, Public Finance Experts	City, County, Low Income Housing Tax Credits (LIHTC), CDBG, Olene Walker	2016; Ongoing	Map of publicly owned parcels provided to City and County Staff in 2016; Evaluation of development opportunities—Ongoing
8c. Implement guidelines for fee waivers and deferrals (e.g. impact fees, development review fees, building permit fees, and others)	City, County, SSDs	City and County Staff, Special Service District Staff, Local Developers and Builders, Public Finance Experts		2016; Ongoing	City—In Progress County—Done SSDs—In Progress
8d. Consider offering direct subsidies to eligible low-income households or developers of affordable housing	City, County	City and County Staff, Special Service District Staff, Local Developers and Builders, Public Finance Experts		2017; Ongoing	Depends on creation of housing funds with committed revenue source

Develop Walnut Lane into a sustainable, affordable, mixed-income community  
City

Amendments to PAD, WAHO  
City

Explore possibility of creating a "Moab Indeed" program  
City, County (?)

