

**MOAB CITY PLANNING COMMISSION MINUTES  
REGULAR PLANNING COMMISSION MEETING  
February 13, 2020**

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street. An audio recording of the meeting is archived at <http://www.utah.gov/pmn/index.html>. A video recording of the meeting is archived at <https://www.youtube.com/watch?v=KoYcpFnGf8E>.

***Regular Meeting—Call to Order and Attendance:***

Planning Commission Chair Kya Marienfield called the meeting to order at 6:00 pm. In attendance were Planning Commission Members Luke Wojciechowski, Marianne Becnel, Ruben Villalpando-Salas, Jessica O’Leary, and Brian Ballard. Planning Commission Member Becky Wells was absent. Also, in attendance were Assistant City Manager Carly Castle, Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and Deputy Recorder Joey Allred. Nine members of the press and public were present.

***Approval of Minutes—June 13, 2019 and October 24, 2019***

***Discussion and Motion:*** Planning Commission Member Ballard said that he reviewed the minutes and they do not require corrections. Planning Commission Member Ballard moved to approve both sets of minutes. Planning Commission Member Becnel seconded the motion.

***Vote:*** The motion passed 6-0 with Commission Chair Marienfield, Commissioners Wojciechowski, Becnel, Villalpando-Salas, O’Leary, and Ballard voting aye.

***Citizens to be Heard:***

There were no Citizens to be Heard.

***Public Hearing:***

***Ordinance 03-2020: An Ordinance Amending the City of Moab Municipal Code Section 17.69.050E to Modify the Minimum Square Footage for Construction of Workforce Housing Units from 1,000 Square Feet to a Minimum of 400 Square Feet—Approved with amendments***

Commission Chair Marienfield said that this is a continuation of the public hearing from last month’s meeting. Planning Director Shepard provided background regarding the proposed amendment. She said that an applicant for hotel development would like to add a wing to the hotel plans for assured workforce housing, and the plan is to make the rooms bigger than the standard hotel room size. She said that the current city code requires a minimum of 1,000 square feet for workforce housing. She said that the cost of building units that size would be too much, and developers choose to pay the fee in lieu. She said that the goal of this proposed ordinance is to have hotels offset some of the impact of employee housing by developing the workforce housing on site. She said that there are different alternatives for workforce housing, and that developers can: pay the fee in lieu, build the units on site, donate land for the units to be built elsewhere, or buy existing units in town and have them deed-restricted to the City. She said that there are a couple of alternatives for Planning Commission to consider: the proposal as recommended would modify the minimum workforce housing size to 400 square feet and would allow a studio configuration, and the second option is to add an amendment to that section of the code with the language “For housing that is provided by a developer on site that’s built concurrent with the project itself and targeting employees that will work at that facility and those income levels that the City Council consider reductions.” Commission Chair Marienfield inquired if the change only applies when the housing is provided on site. Planning Director Shepard said that is an option if Planning Commission wants it. Commissioner Ballard inquired

if the unit rent would need to be subsidized. Planning Director Shepard said it would because certain income levels must be met and building the units would cost more than the potential rent. Commission Chair Marienfield asked that if the minimum requirement goes below 1,000 square feet, what will guarantee that those units fall in the very-low-income range. Planning Director Shepard said that the developer would be required to have more units. She said that every situation entered with a developer is unique. Commission Chair Marienfield expressed concern that the stated intent could not match up with what ends up happening. Commissioner Ballard asked if the income level is based on joint income or single income. Planning Director Shepard said that it is based on joint income, whether both individuals work for the business that provides the housing. Commissioner O’Leary said that she agrees the workforce housing units need to be built concurrently.

Commission Chair Marienfield opened the public hearing at 6:18 PM. There were no comments, so she closed the public hearing at 6:19 PM.

Commission Chair Marienfield recommended reducing the 1,000 square feet minimum and then adding the proposed amended language that Planning Director Shepard suggested regarding City Council’s involvement. Planning Director Shepard displayed the current code with the amended sentence that states: “As an incentive to get workforce housing built on site, concurrent with the development of the project and that targets the affordability needs of the future employees of the project, the City Council may consider a smaller unit size and/or different configuration.” She said communities address affordable workforce housing differently, and many use a multi-pronged approach. Commissioner Becnel suggested that Moab mirror what Park City has implemented, since the two economies are similar. She stated that reducing the minimum unit size is not beneficial to our community or business owners since there are staffing and housing shortages currently. Commissioner Ballard disagreed and said that single-wide trailers are what several families are living in currently and they are 400 square feet. He said that something needs to be presented to City Council. Commissioner Wojciechowski said that changing the requirement to 400 square feet will encourage developers to only provide the bare minimum unit size instead of a mix. Commissioner Villalpando-Salas inquired how the number of units is calculated. Commission Becnel suggested creating a broader range of square footage for developers to work with. She said that she would recommend to City Council to review the housing study. Commission Chair Marienfield said that she does not want an arbitrary number in the code, and she does not want to base the number on something that one developer has requested. She said that she is comfortable with adding the option of studio units. Commissioner Ballard said that many duplexes are 500 square feet. Commission Chair Marienfield said that no one is questioning if 500 or 400 square feet is livable.

**Motion:** Commissioner Ballard moved to recommend 500 square feet on the average instead of a 1,000, include the option of a studio configuration, and to include the proposed language from Planning Director Shepard. The motion failed due to lack of a second.

**Motion:** Commissioner O’Leary moved to submit to City Council the changes regarding the studio configuration and the second paragraph but leaving it as 1,000 square feet. Commissioner Wojciechowski seconded the motion.

**Discussion:** Commission Chair Marienfield stated that she supports the motion. Commissioner Wojciechowski said that adding the second paragraph provides an advantage regarding negotiations and adds flexibility for City Council to accommodate the needs expressed by the developers.

**Vote:** Motion passed 5-1 with Commissioner Ballard voting nay.

***Resolution 01-2020: Approving the Site Plan for Four Corners Community Behavioral Health Located at 76 East 300 North—Approved***

**Discussion:** Assistant Planner Shurtleff stated that this item involves approving the level two site plan application for the development proposed at 76 East 300 North/Nob Hill. He said that the property is a 1.92 acre parcel zoned C-5. He stated that the property is bordered by the C-3 and R-3 zones. He also added that the proposed use has related permitted uses in this zone including professional offices and clinics. He said that the property is not currently in use and contains a small single household structure and shed. He stated that the property is directly east of Barlow's Jeep Rental and Wendy's, and it is south of Grand Tire Pros. He said that the map shows a subdivided parcel, but City Council consolidated the parcel at their meeting on February 11. He said that the amended parcel shows the consolidated lots and the access and utility easements for the proposed development. He said that the development has a 16,400 square foot finished floor area which includes counseling offices and group rooms, plus an upper level that includes activity and training spaces related to the treatment and services provided by the organization. He noted that the ground floor includes an exterior bike storage. He stated that access for the property will come off 300 North, and the applicants are proposing a 35 space parking lot which includes 4 ADA standard spaces. He said that the applicant is requesting a parking reduction requirement, since the current requirement would be 55 parking spaces. He said that the client has included a letter and a parking study justifying the reduction in parking spaces. He said that, following an approval from the Planning Commission, the applicant would continue to coordinate with City staff and the City Engineer to address all comments to the satisfaction of the City Engineer prior to the issuance of a grading permit and/or building permit. He said that the comments expressed as conditions of approval are included in the Planning Commission packet as Exhibit H and Exhibit J.

Commissioner Ballard asked if the proposed development replaces the current location for Four Corners Community Behavioral Health. Commission Chair Marienfield said that the client would be consolidating two separate buildings. Commissioner Ballard said that he visited the site and it is a nice location for the proposed development. Commission Chair Marienfield said that the convenience and walkability for clients of the building is beneficial.

Karen Dolan, CEO of Four Corners Community Behavioral Health, stated that phase two of this plan is affordable staff housing on the proposed lot. She said that the parking reduction would help create space for the potential staff housing. She said that the location in town is great for clients that do not drive. Commissioner Ballard asked if clients are primarily dropped off; Dolan said that Four Corners has a van that picks up and drops off clients. Commission Chair Marienfield said that the bike parking is a great idea, too.

**Motion:** Commissioner Becnel moved to adopt **Planning Resolution 01-2020** approving the level two site plan for Four Corners Community Behavioral Health Moab clinic and clubhouse with the reduced parking requirement of 35 spaces as approved by the Planning Commission and with the following condition: all outstanding engineering comments shall be addressed to the satisfaction of the City Engineer as conditions of approval for Planning Resolution 01-2020 and satisfied prior to the assurance of a grading permit and/or building permit, comments included as conditions of approval are expressed in attachments A and B. Commissioner Ballard seconded the motion.

**Vote:** The motion passed unanimously.

***Future Agenda Items:***

Planning Director Shepard said that the planning department received an application today for the new EMS (Emergency Medical Services) building that will be located where the old senior center used to be. She said that another plan will be presented to Planning Commission soon,

called Kane Creek Condominiums. She said that they will be smaller units that are not deed-restricted but should be more affordable due to their size. Commissioner Ballard inquired if it would be a two- or three-story building. Assistant Planner Shurtleff said that the proposed development has multiple buildings that are two-stories and part of the second building is three-stories and that it is in the R-3 zone. Commissioner O'Leary expressed concern that the development would become affordable second homes since it will not be deed-restricted.

### ***Continued Discussion on Development Standards for Hotels and Motels in the RC Zone***

City Planner Shepard said that the first step is to create development standards, so hotels meet certain sustainability, design, and scale requirements. She said that City Council had a workshop and directed Planning Commission to discuss the energy efficiency requirement. She said that Planning Department staff will do additional research on that. She said that City Council also wants the design standards reviewed. She said that the Planning Department intern took photos of the hotels in Moab so Planning Commission can look at them to get ideas for design standards. She asked the Planning Commission to make a list of materials, scale, and parking that they would like to see going forward. She proceeded to review 31 photos with Planning Commission.

Commission Chair Marienfield said that picture 31 is not what she would like to see for future development. She said that a variation in materials and form following function are key points. She said that having a local character to keep hotels from looking the same is important. Commissioner O'Leary said that picture 7 has no greenery and is just a sea of concrete, which is something to avoid. She suggested moving some of the parking to the back and requiring some landscaping. Commissioner Villalpando-Salas asked if there is a requirement for trees, and Planning Director Shepard said yes. Commission Chair Marienfield suggested gardens or green roofs to help with the energy requirements. Commissioner Ballard said that he likes how the hotel in picture 1 is set back from the road. Commissioner O'Leary said that the grade is lower than the highway on picture 1, so it does not obstruct the view. Commission Chair Marienfield said that she likes the false balconies because they fit the character of Main Street. She also said that the fade of the exterior hotel color should be considered when it is built. Commissioner Villalpando-Salas asked if there could be color restrictions, and Commission Chair Marienfield said that it could be added to the development standards. She also said that she does not like having the windows vertically aligned. She said that she prefers room variations that lead to window variations. Commissioner Becnel said that, to be energy efficient, the hotels should not have balconies all over the place. She suggested a common balcony area that guests could congregate at. Commissioner Villalpando-Salas asked how feasible solar requirements would be for hotels. Planning Director Shepard said that would be addressed at another discussion. Commissioner Wojciechowski said that he does not like the large parking lots in front of the hotels. Commissioner Becnel said that she would like to see more bike racks and shade structures for hotels on Main Street. She said that she would like to see big buffers with plants and a bike path for the hotels on the highway. She added that she would like to see more preservation of viewsheds. Commissioner O'Leary inquired about a maximum building height. Planning Director Shepard said that three stories or 40 feet is the maximum.

***Adjournment:*** Commission Chair Marienfield adjourned the meeting at 8:03 PM.