

**MOAB CITY PLANNING COMMISSION MINUTES**  
**April 22, 2021**

The Moab Planning Commission held its regular meeting on April 22, 2021 via a Zoom Meeting. An audio recording of the evening meeting is archived at: <https://www.utah.gov/pmn/index.html> and a video recording is archived at: <https://www.youtube.com/watch?v=EY5GaSFN8o>

**1. Call to Order** [0:06](#)

The Moab Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 pm. In attendance were Planning Commission Chair Kya Marienfeld, Commission members; Luke Wojciechowski, Becky Wells, and Ruben Villalpando-Salas were present. Commission Member Jessica O’Leary, and John Knight were absent. Staff in attendance included City Planner Nora Shepard, City Engineer Chuck Williams, Senior Project Manager Kaitlin Myers, and City Recorder Sommar Johnson.

**2. Citizens to Be Heard** [1:49](#)

There was one citizen, Rory, joined the meeting at this time. Due to the agenda items being postponed until May 13<sup>th</sup>, Rory asked if there be more time to send in a comment and will another public hearing be held. Planning Director Shepard confirmed that comments can continue to be sent in and there will be another public hearing. Rory thanked the Planning Commission and excused himself at this time.

No other citizens were in attendance.

**3. Approval of Minutes** [4:43](#)

**3.1 Minutes: January 28, 2021**

**3.2 Minutes: February 25, 2021**

**3.3 Minutes: March 11, 2021**

Planning Commission Chair Marienfeld made a motion to approve the minutes from January 28, 2021, February 25, 2021, and March 11, 2021 with the amendment that all attendees and commissioners’ names are spelled correctly in the record. Planning Commissioner Member Villalpando-Salas seconded the motion. The motion passed 4-0 with Planning Commission Members Marienfeld, Villalpando-Salas, Wojciechowski, and Wells voting aye.

**4. Public Hearing** [6:43](#)

**4.1 CITY OF MOAB PLANNING COMMISSION PUBLIC HEARING AND POSSIBLE APPROVAL OF PROPOSED RESOLUTION #12-2021 PLANNED AFFORDABLE DEVELOPMENT AND PRELIMINARY SITE PLAN APPLICATION WALNUT LANE APARTMENTS AT 250 And 280 Walnut Lane, Moab UT 84532**

Planning Director Shepard reviewed the location; 250 and 280 W Walnut Lane, Moab, UT 84532, the owner; City of Moab, the applicant; Senior Project Manager, Kaitlin Myers, parcel size; 2.91 acres, zoning; R-\$ Manufactured Housing Residential Zone, and the proposed use; 80 rental units as a Planned Affordable Development (PAD). She stated that the intent of the PAD is for sites to be developed with design flexibility as well as for projects that are primarily intended for affordable housing. Shepard explained the phasing of the project, which includes three phases. This will ensure that the current tenants are not displaced as required by the City Council. A vicinity map and the Preliminary Master Plan Development were presented. Shepard indicated where duplexes, and apartments were to be located. Shepard reviewed the background of the property stating that Moab City purchased the property in 2018 as a 37-unit trailer park. Upon purchasing the property, it was found to have some major maintenance issues. Since that time, 10 units have been vacated and a total of 27 units are still occupied. Shepard stated that the purpose is to redevelop the property to provide a higher standard of living while still maintaining affordability. Since the purchase of Walnut Lane, the site has been cleaned up and on-going maintenance continues. A Request for Proposal (RFP) was issued, and a project team was selected. The team developed scenarios and the City Council reviewed these options. Numerous meetings with Walnut Lane's tenants have been held and input has been received on the proposed site plan. Shepard reiterated that the purpose is to have affordable units, citing that there is a requirement for deed restrictions. She explained the Planning Commission's role and their options moving forward. Affordability, market rate limits and income tiers, minimum unit sizes, structure heights, setbacks, open spaces and facilities, storm water, sidewalks and trails, parking, lighting, housing which complies with building code, culinary and wastewater service, adequate public street access, utilities, and other site-specific elements were presented and concisely defined as Performance Standards of the project. Shepard briefly spoke about the process for the project. She stated that the Planning Commission is the Approval Authority for Planned Affordable Developments Site Plans. Final plans for each individual phase of the project will need to be approved by the City Council. The Planning Commission is currently being asked to approve the Preliminary Site Plan for the Walnut Lane Planned Affordable Development.

### ***Public Hearing***

[22:03](#)

Planning Commission Chair Marienfeld opened the public hearing at 6:24 pm.

There were no citizens in attendance. No public comments were received.

### ***Discussion***

Planning Commission Chair Marienfeld read comments sent by Planning Commission Member John Knight as he was unable to attend the meeting. His comments read, *“Walnut Lane, fundamentally I do not agree with government agencies competing with private industry for anything. I believe government's job is to set sound policy to drive the objective outcomes they desire, however, for this particular project and where it is in the process, I would approve the request for the Preliminary Site Plan for Walnut Lane to include 80 units. It's a well thought out project that will serve the community well.”*

[24:55](#)

Senior Project Manager Myers shared the Site Plan for the Walnut Lane Development. She indicated the different phasing on the site plan. Phase I will consist of four, stacked duplex buildings located in the south east corner of the property. Currently, there are two unoccupied trailers located in this area and a bid has recently been approved for the demolition of these trailers. Phase II will entail moving the seven tenants who currently reside on the south west side of the property into Phase I. The south west corner

will be redeveloped into a 24-unit apartment building during Phase II. This apartment building will be able to house the remaining tenants leaving the back of the property ready for redevelopment during Phase III. Myers shared the affordability plan, stating that the City of Moab prioritized having housing across all income levels. The City recognized the need for very low income as well as moderate income units. The Housing and Urban Development (HUD) calculations are being used to calculate rents for the income restricted units.

Planning Commission Chair Marienfeld asked how many units will be gained at the end of all the phases. Myers stated that there were 37-units when the City purchased it, currently there are 27-units, and there will be 80-units after the final phase. This will more than double the density of the original site. Marienfeld asked if any of the current tenants would have to take moderate or market rate units. Myer's stated that the current tenants will be qualified and allocated into the income categories. Mairinfeld clarified that the current low-income housing would be being replace with higher quality, low-income housing.

Planning Commission Member Wells asked how the estimated rents compare to the total investment and what the cash flow of the project is. Myers presented the Proforma and phasing estimates. The total cost of the project is estimated at \$16.5 million dollars. Phase I is estimated at \$1.65 million dollars, but this will depend on the cost of the infrastructure. Currently the development cost is estimated at \$272.00 per sq ft which includes significant infrastructure upgrades for water and wastewater. Myers presented the estimated revenues. She stated that the City anticipates funding this project through a couple of revenue streams. The first being a \$6.5 million dollar Sales Tax Revenue Bond from Zion's Bank. This will cover Phases I and II. Myers said that the City is planning on getting a construction loan for Phase III. There are also conversations with local business owners and the City is interested in partnership possibilities if business owners want to deed restrict housing for their employees. Myers added that there is roughly \$1.5 million dollars left from the loan to purchase the property which is not included on the Proforma. There is also \$1.4-\$1.5 million dollars in the Workforce Assured Housing Ordinance (WAHO) fund. Planning Director Shepard explained what the WAHO fund is. In 2019 an ordinance was passed which requires an offset of affordable housing for new overnight accommodation projects. Shepard explained this in detail stating that if a developer of an overnight accommodation project chooses not to build affordable housing, they have the option of a fee in lieu of, which goes directly into the WAHO fund. The City uses this fund for affordable housing projects. Myers presented the revenues broken down by the phases. The City is anticipating that it will take 5-7 years to "pencil out," and they are projecting that in 10-20 years it will be a great revenue source.

Wells asked if it was possible to get more density in the location of the duplexes and if the water table is too high to dig down to build triplexes or fourplexes in these spaces. Shepard stated that the configuration has been discussed with the City Council and it was felt that along the east property line, which is adjacent to residential uses, the density remains lower to blend in with the existing neighborhood. Myers added that parking was a big constraint to "us" as the applicant. Myer detailed the options and the limitations of the parking requirements. Marienfeld comment that the Planned Affordable Development (PAD) needs to be amended to make it practical. Shepard stated that this is the first time the PAD has been used and Myers has good experience with it. She said that one of the reasons the PAD has not be used by others is due to the parking requirements and changes can be made to it to make it more user friendly. Wells asked if the water table was too high to dig down and get another unit at half grade. Shepard stated that they would not have enough parking in the first phase and there are a lot of old utilities underground at this location and it is not advisable to dig. City Engineer Williams stated that the

water table in this area fluctuates between 15-25 ft and likely it would have required special foundation treatments.

***Motion and Vote***

**46:31**

Planning Commission Member Villalpando-Salas made a motion to approve RESOLUTION #12-2021 PLANNED AFFORDABLE DEVELOPMENT AND PRELIMINARY SITE PLAN APPLICATION WALNUT LANE APARTMENTS AT 250 And 280 Walnut Lane, Moab UT 84532. Planning Commission Chair Marienfeld seconded the motion. The motion passed 4-0 with Marienfeld, Villalpando-Salas, Wells, and Wojciechowski voting aye.

**5. *Public Hearing \*\*Postponed to May 13, 2021\*\****

***5.1 Public Hearing and Potential Recommendation to The City Council on Proposed Ordinance #2021 -06, An Ordinance Approving A Zoning Map Amendment for Property Located at Parcel #01-0001 -0173, Approximately 398 Kane Creek Blvd, Moab UT 84532, Amending the Subject Parcel Zone from RA -1 Residential-Agricultural Zone, To R-3 Multi-Household Residential Zone.***

**6. *Public Hearing - \*\*Postponed to May 13, 2021\*\****

***6.1 Public Hearing and Potential Action on The Final MPD For the Lionsback Resort Development Final Master Planned Development (MPD) And Final Plat Approval for Phase One***

**7. *Future Agenda Items***

**51:01**

Planning Director Shepard mentioned that in addition to the two Public Hearings that were postponed, ordinance provisions will be noticed for breweries and distilleries in the C-3 zone. There will be another Public Hearing scheduled for the parklets as well.

**8. *Adjournment***

The meeting was adjourned at 6:55 pm.