

## Moab Planning Commission Agenda Item

### Moab Regional Hospital Expansion, Major Amendment to Approved Site Plan-Resolution #06-2009

Meeting Date: August 26, 2021

**Title:** Consideration and Possible Approval of Planning Resolution #07-2021, A Planning Resolution Approving an Amendment to the Approved Site Plan for the Moab Regional Hospital located at 450 Williams Way, Moab UT 84532.

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Cory P. Shurtleff, Assistant Planner

**Attachment(s):**

- Exhibit 1: Draft Planning Resolution #07-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Approved Record of Survey Amendment Res #26-2021 Plat
- Exhibit 5: Approved ALTA/NSPS Land Title Survey
- Exhibit 6: Site Plan
- Exhibit 7: Parking Calculations & Shared Parking Agreement
- Exhibit 8: Original Site Plan Approval Planning Res #06-2009

**Options:**

1. Approve with or without modifications;
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed;
3. Deny the Application.

**Recommended Motion:** I move that the Planning Commission Conditionally Approve Planning Resolution #07-2021, A Planning Resolution Approving an Amendment to the Approved Site Plan for the Moab Regional Hospital located at 450 Williams Way, Moab UT 84532, subject to the following condition:

1. All Engineering Comments shall be addressed to the satisfaction of the City Engineer prior to Building Permit Application approval, including:
  - a. The Legal description must be corrected: "Southwest corner of Section 1, Township 26 South, Range 21 East.." the corner should be corrected to Northwest to match the drawing.
  - b. Please make sure to call out APWA standards and add the details on the plan set.

**Applicant:** Jennifer Sadoff, CEO, Moab Valley Healthcare, Inc.

**Background:**

Applicant, Jennifer Sadoff, with project architect Paul Garland, submitted a Site Plan Application #21-0021 Moab Regional Hospital Expansion, on June 24, 2021. The Moab Regional Hospital (MRH) Development team had previously submitted the City of Moab

Pre-Application form with plan materials for City Development Review Team (DRT) comment review on April 21, 2021. The DRT reviewed the Site Plan Application materials July 7, 2021 and provided comment response to the applicant. The MRH Development Team submitted revised documents on July 28, 2021, and August 5, 2021, for staff review. The Site Plan Application now comes to the Planning Commission for Conditional Approval, pending the completion of outstanding Engineering comments to the satisfaction of the City Engineer prior to issuance of a Building Permit. The Site Plan Application was submitted to the City of Moab Planning Commission for conditional approval on August 26, 2021.

### **Project Summary:**

Location: 450 Williams Way, Moab UT  
 Property Owner: Moab Valley Healthcare, Inc.  
 Applicant: Jennifer Sadoff, CEO and Paul Garland, Architect  
 Parcel Size: Lot1: 8.17acres, Lot2: 2.41acres, Lot3A: 1.36acres, Lot5: 1.55acres  
 Current Zone: C-2 Commercial Residential Zone  
 Proposed Use: Hospital Service Expansion, New Development Methadone Clinic

### **Narrative Summary:**

Moab Valley Healthcare, Inc. (MRH) as property owners of the MRH Campus Lots, are proposing an expansion of the existing hospital facilities that includes expanded In-Patient Services, Medical Office space, Administrative office space, Parking, and new development of Medical Clinic Services and parking for a new Methadone Clinic Building on Lot 3A. The existing hospital facilities include 97,480 square feet of building area, with the proposed expansion adding 27,618 square feet of building area, for a total healthcare campus building area of 125,098 square feet. The increased parking requirement of 335 total parking spaces, with 336 proposed parking spaces, is being provided through a shared parking agreement between parking lot expansion on MRH Lot1, Lot 3A, and Lot 5. Per the Moab Municipal Code (MMC) Section 17.09.230, off-street parking required shall be located on the same lot or parcel of land as the use they are intended to serve, except for approved shared/ off-site parking. The majority of additional parking required will be located on MRH Lot 3A, with additional and oversized parking also located on MRH Lot 5.

The facilities expansion on Lot1 includes an extension of the existing Northwest wing of the primary hospital building. This will include a two level extension with additional In-Patient Services and Medical Office space on Level 1, and Administrative Office space on Level 2. The facilities expansion on Lot1 also includes an extension of the Northern Emergency Service wing, with additional ground level In-Patient Services, and Medical Office space for Urgent Care, Emergency Department, Surgery and Materials Management. Lot1 expansion will also include expanded parking areas on the west and north side of the campus. The new development on Lot3A will include Medical Clinic space for the proposed Methadone Clinic, as well as expanded parking areas to serve the clinic and hospital parking. Lot5 will remain undeveloped other than the allocated parking through the shared/ off-site parking agreement.

Moab Valley Healthcare, Inc. previously submitted the Plat Amendment, Petition to Vacate, Alter, or Amend a Plat, to the Moab City Council, to consolidate MRH Lots (3)

and (4), into the new MRH Lot (3A), and realign the Right-of-Way for Care Campus Drive and Orchard Park Lane to correctly orient the access for a functioning intersection with Walnut Lane. This Plat Amendment was generated to best accommodate and configure the proposed development in-line with future development and build-out of the MRH Campus, including the designs of the proposed expansion. This Plat Amendment was approved by City Council on July 27, 2021.

The originally approved Site Plan Application for the Hospital Development was approved by the Planning Commission on April 23, 2009, through Planning Resolution #06-2009. The Planning Commission is permitted to approve Major Amendments to the approved site plan. This application is submitted as the Moab Regional Hospital Expansion Site Plan, Major Amendment to the Approved Site Plan #06-2009, Planning Resolution #07-2021.

**Process: Site Plan Review**

Section 17.67.080 of the Moab Municipal Code permits Major Changes to the approved Site Plan by the Land Use Authority that originally authorized the site plan. The Planning Commission acting as the Land Use Authority for the original Level II Site Plan, Planning Resolution #06-2009, approved April 23, 2009, shall also provide review and approval of the submitted Moab Regional Hospital Expansion Site Plan, Planning Resolution #07-2021, Major Change Amendment to the Approved Site Plan #06-2009.

*17.67.080*

*Amendment procedures--Lapse of site plan.*

*C. Major Changes. Major changes, such as alterations in the size, configuration, or change of use as defined in this chapter; significant realignments or changes to access, utilities, or storm water facilities; other changes which increase the density, scope, or intensity of occupancy; significant changes to project phasing; or other changes which significantly affect the overall design or intent of the project shall be treated as a major change, and shall be referred for review to the land use authority that originally authorized the site plan.*

*17.67.050*

*Review Procedures.*

*D. Level II Applications. Level II applications shall first be reviewed by the DRT, which shall issue a staff report identifying recommendations for the project. The land use authority for Level II applications shall be the Planning Commission, which may approve, approve subject to conditions, or deny the application.*

*17.67.060*

*Approval Criteria.*

*A. The following criteria govern site plan approval:*

- 1. Compliance with applicable Moab ordinances and building codes;*
- 2. Availability of necessary utilities, including culinary water, sewer, electricity, natural gas, and the like;*
- 3. Consistency of the design with Moab advisory documents; and*
- 4. Accuracy and truthfulness of submittals or representations in the application.*

*B. Discretion to Grant Conditional Approval. The applicable land use authority has discretion to impose conditions during the review process that address: (1) deficiencies in the application; (2) performance of the design in providing efficient access, vehicle circulation, connectivity, pedestrian/nonmotorized vehicle access; (3) buffering of off-site impacts; (4) storm water management and flood damage prevention; (5) landscaping and architectural design; (6) utility design issues; and/or (7) other provisions of Moab ordinances or advisory documents.*

*C. Statement of Reasons in the Event of Denial. Where an application is denied, the land use authority shall provide a statement of reasons explaining the basis for its denial.*

*D. Code Violations. The City may properly decline to review or approve any application where the property that is the location of the application has outstanding municipal code or building code violations. Where such violations exist, the City may decline further review of the application until such time as all violations are abated and applicable fines, fees, or taxes applicable to the property are paid. (Ord. 17-18 (part), 2017)*