

Moab City Planning Commission Item

Meeting Date: November 18, 2021

Title: Resolution __-2021 Conditionally Approving the Site Plan for the 960 Millcreek Employee Housing, a multi-family housing project.

Presenter: Nora Shepard, Planning Director

Project Summary:

Applicant: Colin Fryer
Address: 960 Millcreek Drive
Zoning: R-3 Multi-household Residential Zone
Parcel ID: 01-0007-0084
Parcel Size 1.54 Acres
Application Date: 9.28.2021

Applicable Code Section: MMC 17.67 Site Plan Review

Attachment(s):

Exhibit A: Project Plans
Exhibit B: Project Narrative
Exhibit C: Zoning and Location Map
Exhibit D: Plans for Bunkhouse
Exhibit E: Photos of 4-plex Units
Exhibit F: Draft Resolution (to be sent under separate cover).

Planning Commission Action:

After discussion, the Planning Commission may:

Approve the 960 Millcreek Employee Housing as proposed, with the following condition:

1. Prior to construction, the applicant will provide adequate information to the City Engineer for Site Improvements. The City Engineer must approve the plans prior to building permit issuance; and

Continue action on the item with clear direction from the Planning Commission on what additional information is necessary to act; or

Deny the request for Site Plan Approval for 960 Millcreek Employee Housing with specific findings as to which code sections are not being met.

Potential Action:

I move that the Planning Commission **Approve** the 960 Millcreek Employee Housing as proposed, with the following condition:

1. Prior to construction, the applicant will provide adequate information to the City Engineer for Site Improvements. The City Engineer must approve the plans prior to building permit issuance

Background:

The staff and the applicant have had numerous discussions about providing Employee Housing on a parcel at 960 Millcreek Dr. There is now a single home on the property. The property is zoned R-3 Multi-household Residential Zone. A pre-application was filed by the applicant, followed by a complete application for Site Plan Review (submitted on September 28, 2021). The project information was circulated to the Development Review Team (DRT). Over the past 2 months, the applicant has working with City departments and with Grand Water and Sewer Service Association (GWSSA) to provide addition necessary information and refine the plans.

Site Plan Reviews do not require a public hearing and the Planning Commission is the approval authority.

Project Description:

The applicant has provided the following project narrative:

The purpose of the development at 960 Millcreek will be to provide affordable housing for my employees at Red Cliffs Lodge. The project will become a small community with a variety of housing types; included will be 26 studio units for primarily seasonal workers, "1 person per unit", the existing house will have 8 bedrooms upstairs that will be used for single female workers, the downstairs has a huge kitchen, dining area and T.V./game area that will be available for those in the house and those in the studio units, the back of the main house will have 2 1- bedroom apartments. The second phase of the project will be 12 2-bedroom townhouse apartments for small families. A sturdy fence will provide security. The landscaping will be water saving desert types and lawn where appropriate for play, meetings, and BBQ. The community could support 65 workers in full. A shuttle bus will operate from the project to Red Cliffs twice a day.

Zoning Compliance:**R-3 Multi-household Residential Zone**

Objective: Representative of the uses within the R-3 zone are one-household, two-household, three-household and four-household dwellings and apartment houses, and related community facilities. However, commercial and industrial uses are prohibited therein.

Owners and developers of property should bear in mind that primacy is given to multiple household dwellings, boarding houses, rest homes and other high density residential uses, and should develop and maintain their property in recognition thereof.

Permitted Uses

Permitted Uses in the R-3 Zone includes Multi-household Developments consisting of seven or more multi-household units as follows:

a. Access. Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets.

- b. Parking. Off-street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.*
- c. Garages or Carports. If provided, garages and carports shall not be located in the front yard and shall be set back from the front wall of the principal structure at least fifteen feet or be accessed from the rear or side of the property.*
- d. Landscaping. All off-street parking shall be landscaped and buffered from adjacent uses. A minimum of fifteen percent of the interior of the parking area shall be landscaped to provide shade and break up the expanse of asphalt.*
- e. Buffering. All adjacent uses shall be buffered by a distance of not less than fifteen feet and contain berms, shrubs, and other plantings. Buffering may be combined with screens, fences and hedges.*

In addition, the R-3 also allows one-household and two-household uses.

Density

An area of not less than five thousand square feet shall be provided and maintained for each one-household dwelling and two-household dwellings. All other multi-household development shall provide a minimum of two thousand square feet per unit for three-household dwellings and above.

The project consists of:

- One household Dwelling containing 26 bedrooms, kitchen and restrooms
- Three 4-plex Units
- 2 apartments
- The existing house with bedrooms, common area, kitchen and restrooms.

The total size of the parcel is 1.54 acres or about 63,162 sf. The maximum allowable density for this parcel would be about 30 units.

Location Requirements

The required setbacks for the R-3 Zone is:

15-foot front setback

7-foot side setback

12-foot rear setback

The project as proposed complies with these setbacks

Building Height

The maximum building height in the R-3 Zone is 30 feet. The 4-plexes and 26-room structures are 1 story. The existing and proposed height of the main building is less than 30 feet.

Parking

Multi-household dwellings require 1.5 spaces per dwelling unit. While this project is technically only 16 dwelling units, the parking demand will be higher than minimum requirement. The proposed parking is outdoor and is central to the development. The project proposes 56 parking spaces. In addition, a shuttle is proposed between this housing and Red Cliff Lodge.

Access and Road Improvements

The access to the parcel will be via 2 driveways off of Millcreek Drive. Street improvements will be required including, but not limited to curb, gutter and sidewalk. The applicant has agreed to work with the City Engineer to finalize the exact locations of the driveways.

Affordability

The intent of this project is to be Employee Housing for Red Cliffs Lodge. If this project changes ownership in the future, the design of the project lends itself to employee housing. No deed restrictions are proposed.