

MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
November 18, 2021

The Moab Planning Commission held its Regular Meeting on the above date. Archived audio is at www.utah.gov/pmn and video is at www.youtube.com/watch?v=ju7Y81Pcijg&t.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 p.m. In attendance were Commissioners Brityn Ballard, Ruben Villalpando-Salas, Becky Wells, Jessica O’Leary and Luke Wojciechowski. Planner Nora Shepard and Assistant City Planner Cory Shurtleff also attended.

Citizens To Be Heard: There were no citizens to be heard.

Creekside Townhomes Site Plan and Preliminary Plat--Approved

Presentation and Discussion: Planner Shepard introduced for consideration and possible approval **Planning Resolution 06-2021**, a resolution approving the site plan and preliminary plat for the Creekside Townhomes, a nine-unit townhome project at 545 Kane Creek Boulevard. Shepard explained the project, which was approved in 2018, had been delayed and the final plat had expired, necessitating the owner to reapply. Shepard explained that City Engineer Chuck Williams had new concerns about flood impacts and a scour study had been completed. She stated Williams consented to approval with conditions. Shepard noted the project had adequate parking. Ben Kjar and Alicia Davis, members of the development team, also attended.

Motion and Vote: Commission Member Wells moved to approve **Planning Resolution 06-2021**, a resolution approving the Creekside Townhomes site plan and preliminary plat with the following conditions: prior to issuance of a building permit, the applicant will provide adequate information to the City Engineer for site improvements; scour protection consistent with the BCA Technical Memo Pack Creek Stabilization Dated 10 15 21 must be in place and approved by the City Engineer prior to issuance of a building permit; and a no rise certificate must be prepared by the developer’s engineer based on final design and approved by the City prior to the plans being approved for construction. Commission Member Villalpando-Salas seconded the motion. The motion passed 6-0 aye with Marienfeld, Wells, Villalpando-Salas, O’Leary, Wojciechowski and Ballard voting aye.

960 Millcreek Employee Housing Site Plan—Approved

Presentation and Discussion: Planner Shepard introduced for consideration and possible approval **Planning Resolution 08-2021**, a Site Plan for the 960 Millcreek Employee Housing Project located at 960 Millcreek Drive. Applicant Colin Fryer also attended. Shepard described the project, which proposed to include 26 studio units, each with a bathroom and kitchenette as well as a common kitchen and restroom, along with a seven-bedroom house, two apartments and three four-plex townhome apartments. Mr. Fryer described the project as providing employee housing for the Red Cliffs Lodge, which would provide a shuttle to the lodge. Shepard stated City Engineer Williams is comfortable with approving the site plan. Shepard said the project did not maximize the buildable land, provided more parking than required and proposed appropriate landscaping. Commission Member Wojciechowski brought up the location of the dumpster and requested that it be moved farther from neighboring homes. He and Commission Chair Marienfeld also asked about deed restrictions. Shepard pointed out no nightly accommodations were allowed in the R-3 zone and the townhomes would not be able to be sold without a subdivision or condominiumization, which would require further approvals. Mr. Fryer described the arrangement Red Cliffs Lodge provides for employee housing and brought up a concern about a requirement to have 100-year storm drainage, which is more restrictive than

Richfield. Commission Member Ballard brought up concerns regarding the City's 100-year flood standard and inferred it thwarts development.

Motion and Vote: Commission Chair Marienfeld moved to approve **Planning Resolution 08-2021**, the 960 Mill Creek employee housing project as proposed with the following conditions: 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; City staff and applicant will work together to reconsider and potentially relocate the on-site dumpster so as not to impact adjacent property owners and housing. Commission Member O'Leary seconded the motion. The motion passed 6-0 aye with Marienfeld, Wells, Villalpando-Salas, O'Leary, Wojciechowski and Ballard voting aye.

Residential Zone Development Requirements—Discussion

Planner Shepard introduced the discussion by stating the Planning Department had received a high amount of interest in the past weeks for apartments and condominiums including for deed-restricted workforce housing. She noted an application for student housing at the new Utah State University (USU) campus. She stated there was a high amount of interest in building apartments that could help to solve the workforce-housing crisis.

Shepard explained the pending development requirements would fit together with the County's recent legislation requiring a portion of new residential construction be restricted to active workforce housing with some exceptions. Assistant Planner Shurtleff clarified the City's interest is in workforce occupancy, rather than restrictions on ownership. He added that the majority of interested developers are supportive of the workforce housing restriction. He mentioned that about 20 percent of inquiries involved development of luxury townhomes marketed toward second homeowners.

Future Agenda Items: The date of the December Regular Planning Commission meeting was discussed, along with a proposed joint City-County Planning Commission meeting. Shepard also brought up the City Council's discussion of Accessory Dwelling Units (ADUs). Commission Member Wells stated her support of occupancy rules rather than requirements for ownership or other requirements. She mentioned that pressure on residential zones might be alleviated by revisiting restrictions in commercial zones. Planner Shepard addressed questions about impact fee revenues and Workforce Assured Housing Ordinance (WAHO) revenues. Shepard also noted that Planning Commission Member John Knight had resigned. Assistant Planner Shurtleff stated upcoming site plan approvals and minor subdivisions would be proposed to the Planning Commission.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:35 p.m.