Title: Consideration and Possible Conditional Approval of Planning Resolution #03-2022, A Planning Resolution Conditionally Approving the Final Phase II Site Plan for the HooDoo Hotel Phase II Casitas on Property Located at 178 W Williams Way, Moab UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):
Exhibit 1: Draft Planning Resolution #03-2022
Exhibit 2: Vicinity Map
Exhibit 3: Recorded County Plat
Exhibit 4: Civil Site Plan
Exhibit 5: Landscaping Site Plan
Exhibit 6: Floor Plans & Elevations
Exhibit 7: Parcel Line Adjustment Resolution 34-2021
Exhibit 8: Proposed Parking Layout
Exhibit 9: Original Planning Commission Approval Planning Resolution 13-2013
Exhibit 10: Planning Resolution 13-2013
Exhibit 11: Original Site Plan Civil Plan Set

Options:
1. Conditionally Approve Moab Planning Resolution #03-2022, with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Site Plan Application, giving specific findings for decision.

Recommended Motion: I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution #03-2022, A Planning Resolution Conditionally Approving the Final Phase II Site Plan for The HooDoo Hotel Phase II Casitas on Property Located at 178 W Williams Way, Moab UT 84532, with the following condition:
   a. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval.

Background:
The applicant, James Green, SET Engineering, and property owner, Mike Bynum, submitted the appropriate applications and submittal materials for the Level II Site Plan on February 14, 2022. The Site Plan Application was reviewed by the Development Review Team (DRT) on April 6, 2022. Following the response to the DRT comments in

the resubmittal materials, the DRT found the outstanding comments were sufficiently addresses to submit to the Planning Commission for Conditional Approval, with the remaining comments to be addressed prior to Building Permit Approval. At this time the Site Plan Application has been submitted for review by the Moab City Planning Commission, on April 28, 2022; proposed as a conditional approval pending the completion and submittal of outstanding comments and materials.

Project Description:
Location: 178 W Williams Way, Moab UT 84532
Property Owner: Hotel Moab II, LLC
Applicant: James Green, Set Engineering
Parcel: 01-0001-0127 (123051 sf) (2.82 acres)
Zoning: C-3 Central Commercial Zone
Proposed Use: HooDoo Hotel Phase II Casitas, Overnight Accommodations
Project Size: 16 Casita Structures with 32 suite units + Pool/Facilities
Parking: 48 spaces (5 oversized spaces, 3 ADA spaces)

Narrative Summary:
Narrative Provided by Applicant:
"The Hoodoo Hotel, located at 111 N. 100 West, is moving forward with the next phase of their development. This next phase will consist of casita hotel suites located on a separate 2.05 +/-acre parcel immediately adjacent to the Hoodoo Hotel.

The casitas suites will be overnight rentals as part of the Hoodoo Hotel. The proposal includes 16 separate stand -alone casita style buildings. Each building is 2,600 sq feet and contains two lodging units. Total building sq footage is 41,712 sq feet. Each unit is a two bedroom, two bath hotel suite with a kitchen.

Access to the casitas will be off 100 West or Williams Way, and internal circulation via private drives. The total parking requirement for the casita hotel suites is 32 spaces. We will be providing 48 new parking spaces (including oversized and ADA), which will provide 9 extra overall parking spaces for hotel and casitas. Please see attached parking study.

The property is commercially zoned and allows for overnight lodging. The proposed casitas comply with all of the required setbacks, building height and lot coverage. The exterior elevations are designed to be complementary to the Hoodoo Hotel."

Process: Site Plan Review
Section 17.67.050 of the Moab Municipal Code (MMC) regulates the Review Procedures for a Level II Site Plan Application. The Planning Commission acting as the Land Use Authority shall provide the approval of the submitted Atlas Apartments Site Plan Application, Planning Resolution #02-2022, based on the Approval Criteria identified in MMC Section 17.67.060.

17.67.050
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.