

**Moab Planning Commission Agenda Item**  
**Aggie Townhomes Phase II Site Plan Application**  
Meeting Date: October 13, 2022

**Title:** Consideration and Possible Conditional Approval of Planning Resolution #12-2022, A Planning Resolution Conditionally Approving the Aggie Townhome Phase II, Level II Site Plan on property located at 1492 S (Aggie Blvd.) and Highway 191 Moab, Utah 84532

**Disposition:** Discussion and Possible Action

**Staff Presenter:** Anna Anglin, Zoning Administrator  
Cory P. Shurtleff, Planning Director

**Attachment(s):**

- Exhibit 1: Draft Planning Resolution #12-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Civil Site Plans
- Exhibit 4: Floor Plan & Elevations

**Options:**

1. Conditionally Approve Moab Planning Resolution # 12-2022, 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 #12-2022, A Planning Resolution Conditionally Approving the Level II Site Plan for the Aggie Townhomes Phase II Project located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah with the following conditions:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Planning Director prior to Building Permit Application Approval. Comments include:
  - a. A lighting plan that complies with the requirements of Sections 17.09.060 through 17.09.069.
  - b. City Council approve Ordinance #2022-14, Aggie Rezone
  - c. City Council approve Resolution#22-2022, Aggie Townhomes Phase II Townhome Plat
  - d. City Council approve Ordinance #2022-16, Rim Rock Road ROW Vacation

**Applicant:** GWC Capital, Brook Cole (Developer)

**Background:** Brook Cole with GWC Capital, on behalf of the State of Utah School and Institutional Trust Lands, is requesting approval to develop a 5-acre parcel located at approximately 1492 S Highway 191 (Aggie Blvd), Moab UT. The applicant initially submitted the appropriate application and submittal materials for the level II Site Plan on

June 14, 2022. The Site plan Application was reviewed by the Development Review Team (DRT) on July 6, 2022. Following the response to DRT comments in the Resubmittal materials, submitted August 31, 2022, the DRT found outstanding comments were sufficiently addressed. At this time, the Site Plan Application has been submitted for review by the Moab City Planning Commission, on October 13, 2022.

In addition to a site plan review, this project also requires the following approvals:

1. An application to change 1.5 acres from C-4 zoning to R-4 zoning on parcel 01-0018-0001. PC forwarded a recommendation of approval on September 8, 2022 (Ordinance # 2022-14)
2. Townhome subdivision application to subdivide the property into 24 separate lots. PC forwarded a recommendation of approval on August 26, 2022 (Moab City Resolution #22-2022).
3. Vacation of the Rim Rock Road. The Planning Commission will be forwarding a recommendation on this item at this meeting (Ordinance #2022-0016).

### **Project Summary:**

Location: 1492 S Highway 191 (Aggie Blvd), Moab UT  
 Property Owner: State of Utah School and Institutional Trust Lands  
 Applicant: GWC Capital, Brook Cole (Developer)  
 Parcel: Proposed 5 acres of parcel #'s 01-0018-0001 & 01-0018-0002  
 Current Zones: C-4 General Commercial & R-4 Manufactured Housing Residential  
 Proposed Use: Residential Multi-Household Apartments  
 Project Size: 24-unit twin home development

### **Narrative Summary (Provided by Applicant):**

The SITLA-Moab project site is located at the south end of the City of Moab on the south side of Highway 191, approximately two miles south of the center of Moab. The project site for this second phase site plan application includes a 4.97-acre parcel on the north side of the Utah State University (USU) campus parcel, which is a contiguous part of a larger 327-acre parcel owned by the State of Utah School and Institutional Trust Lands Administration (SITLA). The 4.97-acre parcel includes two different zoning districts – C-4 General Commercial Zone at the north end and R-4 Manufactured Housing Residential Zone at the south end. The project site's existing topography and slopes vary considerably, with slopes in excess of 15%. Therefore, the site plan application will also comply with the Hillside Developments submittal requirements.

For this submittal, the 4.97-acre SITLA-Moab parcel will be subdivided into individual lots to accommodate twelve 2-unit townhome buildings. The remaining area not included within the subdivided lots will include landscaped open spaces, undisturbed landscape areas, and a stormwater basin. This second phase of development is intended to provide attached residential townhomes with large garage space for recreational vehicles and trailers on the ground level and living space on the upper level. In most cases the garage foundation walls will serve as retaining walls for the site grading, which will reduce overall cuts and fills and provide more desirable views from the upper level living spaces. The proposed development data for phase two includes the following:

Parcel 2

- Total area: 4.97 Acres
- 12 townhome buildings, 24 residential units
- Total building area: 50,233.76 square feet (23.2% of subdivision area)
- 96 parking spaces provided (4 spaces per residential unit)

The development of the 24-unit subdivision and construction of the improvements is anticipated to be completed over a single phase.

**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 Aggie Townhomes Phase II Site Plan Application 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.*