

## **MOAB CITY PLANNING COMMISSION MINUTES**

### **March 10, 2022**

The Moab Planning Commission held its regularly scheduled meeting on the above date via electronic means. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at <https://www.youtube.com/watch?v=wPTmrLxUMfg>.

#### ***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Moab City Planning Commission Members Jeremy Lynch, Becky Wells, Jessica O’Leary and Jill Tatton attended remotely. City Council Liaison Luke Wojciechowski, City Planner Cory Shurtleff, Assistant Planner Jessica Thacker and Sustainability Director Mila Dunbar-Irwin also attended.

***Citizens to be Heard:*** There were no citizens to be heard. Correspondence was noted from Ian Jewell regarding the Lost Springs Apartments site plan.

#### ***Active Employment Households (AEH)—Discussion***

Planner Shurtleff opened a discussion of proposed **Ordinance 2022-05** requiring a percentage of units reserved for AEH in new multi-family developments in the R3 and R4 zones. Commission Member O’Leary asked about requiring R3 developments built to maximum density. Shurtleff explained that such a requirement would insinuate takings (the occurrence of a government occupying or encroaching upon private land) and said a redefinition of the entire zone would be required. A brief discussion about the proposed AEH percentage ensued and Shurtleff explained the City’s consultants were formulating a proposed threshold based on buildout, available housing stock and need. Commission Member Wells asked about occupancy requirements and brought up contrasts between the City’s proposal and the County’s High Density Housing Overlay (HDHO) intent.

#### ***Landscaping Standards Recommendations—Discussion***

Sustainability Director Dunbar-Irwin led a discussion on proposed landscaping standards and indicated staff desired direction to proceed. She asked if Commission members favored a water budget approach or a combination of other water-conserving landscape standards. Commission Chair Marienfeld stated her interest in allowing for flexibility with regard to landscape elements with a gallons per square feet limitation. Other choices, including a required plant list, living plant percentage, mulch, efficient fixtures, turf limits, hydrozones, and maintenance, were briefly mentioned. Marienfeld stated she did not support a living plant percentage and did support permeable ground covers. A discussion of turf grass ensued. Planner Shurtleff mentioned enforceability concerns. Commission Member Wells asked if there were problems with recent developments and expressed her skepticism regarding regulating landscape if it is not a problem. Shurtleff mentioned a corporate developer that resisted xeriscape and individual homeowners inclined to landscape large areas with turf grass. Marienfeld expressed an interest in ensuring Home Owner Associations (HOAs) be prohibited from requiring turf grass and Commission Member Wells questioned if existing HOAs presented a problem. Discussion ensued regarding codification of best practice to prevent outliers. Commission Member Lynch stated his opinion that the water budget approach was the most streamlined. Sustainability Director Dunbar-Irwin asked if any options were undesirable and Marienfeld reiterated her opposition to a requirement for living plant materials. Wells stated her opposition to a required plant list. Commission Member Lynch said he was in favor of all options.

#### ***McLaughlin Minor Subdivision Recommendation—Approved***

Planner Shurtleff introduced Proposed **Resolution 08-2022**: a resolution conditionally

approving the McLaughlin Minor Subdivision of Property Located at 458 West 200 South, Moab UT. He described issues concerning a private road easement and stormwater drain, and said the City Engineer had accepted the subdivision conditions as met.

**Motion and Vote:** Commission Member Lynch moved to forward a Conditional Positive Recommendation to City Council for Moab City **Resolution 08-2022**, a Resolution Approving the McLaughlin Minor Subdivision of property located at 458 West 200 South, Moab, UT, with the following condition: all comments shall be addressed to the satisfaction of the City Engineer prior to City Council approval, requiring identification of a 36 inch Storm Drain line west of the subject property, with a 10 foot wide utility easement where the line is located on the proposed draft plat. Commission Member O'Leary seconded the motion. The recommendation passed 5-0 with Commission Members Marienfeld, O'Leary, Lynch, Wells and Patton voting aye.

### ***Lost Springs Apartments Level II Site Plan Recommendation—Approved***

Applicant Josh Godfrey attended remotely. Planner Shurtleff reviewed the proposal for a 2.25-acre development of 80 apartments involving a mixed parcel in the R3 and C5 zones. He said the proposed development would entail only 12 of the units being subject to the pending AEH ordinance and the remaining units would be located in the C5 zone. Godfrey stated the developer's intention of providing year-round workforce housing with all units. Discussion ensued regarding the existing residents of the manufactured home park and displacement due to the redevelopment. Godfrey stated only the property manager would be accommodated during construction and existing tenants were not notified because redevelopment approvals were not yet in place. Commission members raised concerns about existing tenants being blindsided, potentially priced out of the new apartments, and potentially relocated to camp parks or Walnut Lane during the transition. Godfrey stated he would explore a phased approach option. Councilmember Wojciechowski brought up issues regarding homelessness in Moab due to redevelopment projects and remarked he was grateful the developer was keeping the residents in mind. Commission Member Lynch concurred and appreciated the developer's willingness to work with the City. Planner Shurtleff briefly reviewed the condition of approval regarding compliance with the proposed AEH ordinance.

**Motion and Vote:** Commission Member Wells moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 01-2022**, a planning resolution conditionally approving the Level II Site Plan for The Lost Springs Apartments on property located at 238 S 400 E, Moab UT, with the following condition: all comments shall be addressed to the satisfaction of the Moab City Planning Director prior to Building Permit Application Approval. Comments include: the Authorized Agent for the Lost Springs Apartment Site Plan Application 21-0039, conditionally approved through **Planning Resolution 01-2022**, shall sign an acknowledgement agreement declaring that the proposed site plan shall comply with the approved **Ordinance 2022-05** upon City Council Approval, as is required for projects submitted during the active resolution period of **Resolution 33-2021**. Commission Member Tatton seconded the motion. The motion passed unanimously with Commission Members Marienfeld, O'Leary, Lynch, Wells and Patton voting aye.

**Future Agenda Items:** Planner Shurtleff stated there were site plans pending review and approval and noted the upcoming AEH public hearing. Assistant Planner Thacker stated she was working on instructional materials for residents regarding code compliance. Commission Chair Marienfeld brought up the desire for discussion regarding internal accessory dwelling units.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 8:18 p.m.