

MOAB CITY PLANNING COMMISSION MINUTES

April 8, 2021

The Moab Planning Commission held its regular meeting on April 8, 2021 via a Zoom Meeting. An audio recording of the evening meeting is archived at: <https://www.utah.gov/pmn/index.html> and a video recording is archived at: <https://www.youtube.com/watch?v=yp2zhRHugUQ>

1. Call to Order – There was not a quorum of the Planning Commission in attendance. The items were discussed but no decisions were made.

In attendance were Planning Commission Chair Kya Marienfeld, Commission members; John Knight, and Ruben Villalpando-Salas were present. Commission Member Jessica O’Leary, Luke Wojciechowski, and Becky Wells were absent. Staff in attendance included City Planner Nora Shepard, Assistant City Planner Cory Shurtleff, and City Recorder Sommar Johnson.

2. Citizens to Be Heard

No citizens were in attendance.

3. Discussion Item

3.1 Discussion – Walnut Lane Preliminary Site Plan Located at 250 and 280 West Walnut Lane

3:00

Planning Director Shepard updated the Planning Commission of the prospective agenda items for the next Planning Commission Meeting.

Shepard began the Work Session for the Walnut Lane PAD Development by reviewing the location; 250 and 280 W Walnut Lane, Moab, UT 84532, the property owner; City of Moab, the applicant; Kaitlin Myers, Special Projects Manager, the parcel size; 2.91 acres, the zoning; R-4 Manufactured Housing Residential Zone, and the proposed use; 80 rental units as a Planned Affordable Development (PAD). She shared the intent of the applicant. This included the percentages of the parking, open space, access, and units. The project will be built in three phases to ensure the current tenants are not displaced.

The phases were briefly reviewed, including information on the number of deed restricted and the number of market rate units. A vicinity map was presented citing the surrounding zones and properties. Shepard indicated the phasing, parking, and common space, using the site plan included in the application. The background information included the property being purchased by the City of Moab in 2018, and the direction from the City Council; phasing the development to avoid displacing any tenants. Since the purchase maintenance and ongoing site clean up has been prioritized, the project team was selected and developed scenarios for the development, options were reviewed by the City Council and meetings were held with Walnut Lane residents to inform them of planning and receive input from them. Shepard explained the purpose of the Planned Affordable Development (PAD) and the Planning Commission’s role. She stated the Planning Commission shall

hold a public hearing to review the application and receive public comment. The public hearing for this application is scheduled for the next Planning Commission Meeting on April 22, 2021. Performance Standards regarding the PAD were briefly spoken about. Shepard said that all these standards will be at the next meeting. These Performance Standards include affordability, market rate limits and income tiers, minimum unit sizes, structure heights, setbacks, open space, storm water, sidewalks and/or trails, parking, lighting, manufactured housing that follows building code, water and wastewater service, adequate public street access, utilities, site specific elements, storage space, advisory document consistency, and lot sales. The process of the project was presented.

[24:22](#)

The Moab City Special Project Manager, Kaitlin Myers, introduced Courtney Kizer as the Project Lead and asked her to present the presentation. Kizer started the presentation by reviewing the goals, such as, meeting City codes and standards, sustainability, density, parking, amenities, phasing, community support, and financially responsible. She showed a diagram of how the density of the project was determined, indicating it is a product of “cost per unit.” The Site Plan was presented, and Kizer spoke briefly about the goals with the locations and stories of the apartment buildings and duplexes. She presented information about the parking design.

Myers reiterated the Moab City Council’s goal to not displace any of the current residents of Walnut Lane. Myers described the phasing plan, stating the plan would be to move the tenants located in the area needed for Phase II into the units built during Phase I. During Phase II, an apartment building will be developed, and the remaining tenants will be moved into it. Phase III will develop the remainder of the site. Myers explained the Area Median Income (AMI), which is set by HUD annually, based on a family of four. As an example, Myers stated that the AMI in Grand County for 2020 was roughly \$62,000.00. These HUD calculations will be used for the income restricted units in development. These calculations are based on the tenants using 30% of their monthly income on housing. Myers stated that we wanted to make sure we have a “good spread” of lower income units as well as moderate income units. Kizer continued the presentation with sustainability aspects, including not only environmental sustainability, but also social and economic sustainability. She stated the way landscaping is incorporated into the project is a big part of this site plan and Phase I. Storm Water Management was a “big piece of the puzzle.” Kizer indicated where the main storm water management location is on the Site Plan that was presented earlier. She said that in the Phase I Site Plan, there is a detailed Landscaping Plan which shows all the plants that have been selected and how they will be irrigated. Kizer spoke briefly about the Community Outreach and online survey and the responses to the survey. The survey included types of architecture and amenities. Myers presented a preview of the floor plans and elevation of Phase I. These units are 672 square feet with two bedrooms and one bath. Myers closed with showing the Planning Commission with renderings of the planned finished development. The Site Plan was presented for discussion and comments. Myers stated some changes to the Site Plan parking

Discussion

[42:55](#)

Planning Commission Knight asked if the project was designed with a future expansion in mind if the land holder, between the two parcels, decides to sale. He referred to the sustainability for solar panels and asked if the cost benefit for the value given from carbon admissions reduction. Myers stated they have not looked at the carbon admissions reduction regarding the solar and possibly he

could help with this. Myers spoke briefly about the possibility of plans for solar panels after Phase III.

Planning Commission Villalpando-Salas asked regarding the parking spots that Myers indicated were moved. Myers explained where the parking spots were shifted and stated that she believes it increased the parking.

3.1.1 Discussion on Modifications to the Moab Municipal Code to Allow Seasonal Outdoor Dining and Parklets in City Right of Way

[52:19](#)

Planning Director Shepard presented the current Temporary Outdoor Dining Application Packet. She gave a brief background regarding on Temporary Outdoor Dining. She stated that the City Council encouraged development of the Temporary Outdoor Dining based on COVID restrictions. Shepard explained that the Temporary Dining due to COVID will expire on June 30, 2021 and Land Use Standards are needed to allow seasonal outdoor dining. Shepard went over the concerns listed in the packet, including, ADA access, fire lanes, and pedestrian pathways. She continued, explaining the guidelines. The outdoor dining would not apply to Main Street (Hwy191) as the City of Moab does not have authority in the State Right of Way. Shepard stated that the current code is “basically silent on outdoor dining and seasonal outdoor dining”. Outdoor dining was previously addressed in Conditional Uses, but since Conditional Uses are no longer in the code, we no longer have anything on outdoor dining. Shepard continued through the packet. She presented an older version of Salt Lake City’s Outdoor Dining Design Packet and the Outdoor Dining Packet from Reno. The hope is to have these approved through an administrative process. Currently signatures are required from the City Engineer, Fire Department, Health Department, Public Works, Building Official, and Planning Department. She presented the Staff Report from a Work Session and spoke about the direction from the City Council. She spoke about possible limitations, options, application process, and gave examples of what other municipalities have done. Shepard said there will be another Work Session and then she will draft the code. The goal is to have the code amendments complete by June 30th.

Planning Commission Member Knight asked why some of the other municipalities have an annual application process. Shepard said that the structures are more permanent due to the locations. Knight asked about giving the City Right of Way, which is an “incredible asset”, to these business for no cost. Shepard stated that this was discussed at the City Council Meeting and the Council seemed to strongly support the parklets. She added that the City Council may discuss this further. She briefly spoke about the Hot Spot Funding and how this may change the parklets in the future. Planning Commission Member Villalpando-Salas asked which restaurants are using this. There are two restaurants that applied last Autumn and stated that they are both back up this Spring. Villalpando-Salas inquired if other businesses could use it. Shepard gave examples of others that could possibly utilize it. Villalpando-Salas asked if these would be permanent parklets. Currently the City is not looking for year-round parklets. Shepard gave some information regarding parklets in Park City, UT.

The discussion ended at 7:27 pm.