

**MOAB CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES
May 2, 2022**

Call to Order:

Planning Commission Chair Kya Marienfeld called the Special Meeting to order at 6:02 p.m. Planning Commission Member Ruben Villalpando-Salas attended in person and Commission Members Jill Tatton, Jessica O’Leary, Jeremy Lynch and Brityn Ballard attended via electronic means. City Council Liaison Luke Wojciechowski, City Planner Cory Shurtleff, Assistant Planner Jessica Thacker and Recorder Sommar Johnson also attended as well as two members of the public. Video is archived at www.youtube.com/watch?v=7P6MKVdgUAY.

Approval Of Minutes:

Commission Member Villalpando-Salas moved to approve Minutes of the February 24 and March 24, 2022 Regular Meetings and the March 29, 2022 Special Meeting. Commission Member Lynch seconded the motion. The motion passed unanimously with Commission Members Villalpando-Salas, Lynch, Marienfeld, O’Leary, Tatton and Ballard voting aye.

Atlas Apartments Site Plan—Approved

Presentation and Discussion: Planner Shurtleff presented Proposed **Planning Resolution 02-2022**: a planning resolution conditionally approving the preliminary Level II Site Plan and Final Phase I Site Plan for the Atlas Apartments on property located at 719 W 400 N, Moab UT. He explained the applicant had presented all required submittals and noted the City’s plan review team had yet to vet the application fully. He suggested a conditional approval was expedient.

Motion and Vote: Commission Chair Marienfeld moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 02-2022**, a planning resolution conditionally approving the Preliminary Level II Site Plan and Final Phase I Site Plan for the Atlas Apartments on property located at 719 West 400 North, Moab UT, with the following condition: All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously with Commission Members Villalpando-Salas, Lynch, Marienfeld, O’Leary, Tatton and Ballard voting aye.

HooDoo Casitas Phase II Site Plan—Approved

Presentation and Discussion: Planner Shurtleff presented Proposed **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 Williams Way, Moab UT. He explained the 32 suites were approved before the overnight accommodation moratorium went into effect. Commission Members Villalpando-Salas and O’Leary asked about previously discussed employee housing and traffic flow. O’Leary brought up Safe Routes to School considerations. Shurtleff explained the property owner expressed an interest in building employee housing offsite and noted there was no extant requirement to do so. He also explained that the applicant had submitted all required documents and the project was awaiting review by the City’s plan review team; he recommended conditional approval for that reason.

Motion and Vote: Commission Chair Marienfeld moved 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 with the following condition: all outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval. Commission Member Ballard seconded

the motion. The motion passed unanimously with Commission Members Villalpando-Salas, Lynch, Marienfeld, O’Leary, Tatton and Ballard voting aye.

City Center Townhomes Level II Site Plan—Approved

Presentation and Discussion: Planner Shurtleff introduced Proposed **Planning Resolution 04-2022**: a planning resolution conditionally approving the City Center Townhomes Level II Site Plan on property located at 196 N 200 East, Moab UT. He explained that, since the City Council tabled the proposed Active Employee Household (AEH) ordinance requiring deed-restricted workforce housing units in multi-household residential units in the subject zone, the City Center Townhomes project was exempt from any requirement to provide workforce housing. Shurtleff added that the applicant stated an intention to retain approximately six units to be offered as long-term rentals. He further described some storm drain issues that required resolution, and noted the approval would be for apartments to be later subdivided as townhomes during construction. The proposed amended AEH ordinance was discussed with regard to potential bonuses for developers intending to provide AEH units. Commission Member Villalpando-Salas asked about off-street parking to be included. Commission Chair Marienfeld mentioned nine families were displaced by the development and she made a plea to the developer to include long-term rentals in the project.

Motion and Vote: Planner Shurtleff explained that the Planning Commission could only deny the application for technical reasons and noted City Council has latitude to approve or deny requests based on broader criteria. Commission Member Tatton moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 04-2022**, a resolution conditionally approving the Level II Site Plan for the City Center Townhomes on property located at 196 N 200 E, Moab UT, with the following condition: all outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval. Commission Member Villalpando-Salas seconded the motion. The motion passed 4-2 aye with Commission Members Marienfeld, O’Leary, Tatton and Ballard voting aye and Commission Members Villalpando-Salas and Lynch voting nay.

Future Agenda Items:

Planner Shurtleff announced forthcoming site plan and subdivision applications including the Western Spirit remodel, Mill Creek Cove and Portal Vista III.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:38 p.m.