

MOAB CITY PLANNING COMMISSION REGULAR MEETING
August 26, 2021

The Moab Planning Commission held its regular meeting on the above date via a Zoom Meeting. An audio recording of the meeting is archived at <http://www.utah.gov/pmn/index.html>. A video recording of the meeting is archived at <https://www.youtube.com/watch?v=Rv1kTe5m5J8>.

1. Regular Meeting—Call to Order and Attendance:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:06 pm. In attendance were Planning Commission Members John Knight, Luke Wojciechowski, Ruben Villalpando-Salas, Jessica O’Leary, Becky Wells, and Brityn Ballard. Staff in attendance were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and Recorder Sommar Johnson.

2. Citizens to be Heard:

There were no citizens to be heard.

3. Public Hearing

3.1 Public Hearing - Continued - Proposed Planning Resolution 06-2021 A Resolution Approving the Creekside Townhomes, a Nine Unit Townhome Site Plan and Preliminary Plat

Commission Chair Marienfeld said the public hearing is a continuation from the August 8th meeting. Planning Director Shepard said the applicant’s engineer is collaborating with the City Engineer to provide information relative to the floodplain, but it is not available yet. There were no citizens for this public hearing, so Commission Chair Marienfeld closed the public hearing at 6:11 PM.

3.2 Public Hearing and Possible Recommendation to City Council on Ordinance 2021-16 An Ordinance Amending the Text of the Moab Municipal Code (MMC) to Revise Section 17.70 Accessory Dwelling Units and Section 17.06.020 Definitions

Planning Director Shepard provided background about this agenda item. There was discussion about the language of the code, deed restrictions, maximum external ADU size, and setback size.

Commission Chair Marienfeld opened the public hearing at 6:57 PM. There were no comments, and Commission Chair Marienfeld closed the public hearing at 6:58 PM.

There was continued discussion about removing the requirement of an ADU being constructed after the primary dwelling.

Motion: Commission Chair Marienfeld moved to continue this agenda item 3.2 regarding ADUs an ordinance amending our municipal code for accessory dwelling units and definitions to the next meeting which will be September 9th. Commissioner Villalpando-Salas seconded the motion.

Vote: Motion passed 7-0 with Commissioners Wells, Ballard, O’Leary, Wojciechowski, Villalpando-Salas, Knight, and Marienfeld voting aye.

3.3 Public Hearing and Action Item - Proposed Ordinance #2021-15, An Ordinance Approving a Zoning Map Amendment for Property Located at Parcel #01-0001-0173, Approximately 398 Kane Creek Blvd, Moab UT 84532, Amending the Subject Zone from RA-1 Residential-Agricultural Zone to RA-1 and R-3 Multi-Household Residential Zone

Planning Director Shepard introduced the agenda item. Assistant Planner Shurtleff provided background information for the rezone application.

Commission Chair Marienfeld opened the public hearing at 7:19 PM. She said Zane Taylor had

submitted a comment via email with several concerns. Planning Director Shepard added that input was received last week from Molly Taylor about concerns regarding the rezone.

Commission Chair Marienfeld closed the public hearing at 7:20 PM.

Discussion: Commissioner Wojciechowski expressed concern about potential townhomes in the R-3 portion of the rezone. Commissioner O’Leary inquired about the differences between the previous rezone application and the current one. Planning Director Shepard said the two RA-1 acre parcels provide a transition buffer for the R-3 zone. Commissioner Wells recused herself from the discussion. Applicant Jake Satterfield said the new rezone proposal includes two one-acre lots as a buffer for the R-3 zone. He said there will be pathway connectivity for bike and foot traffic along the east border of the property to connect to the pedestrian bridge and 200 South. He said the plan is to restrict one-third of the units as primary residence units. He said any further modifications will be addressed through the staff processes. Assistant Planner Shurtleff shared the most recent proposal from the applicant, which does not have the road connect to the cul-de-sac in the northwest corner.

Commissioner Wojciechowski expressed concern about the number of units that would be available for purchase by second homeowners instead of local residents. There was a discussion about the lack of an open space requirement for the R-3 Zone. There was a discussion about doing a PUD versus a rezone. Commissioner Knight said this is a great opportunity to utilize the property to the highest and best use.

Motion: Commission Chair Marienfeld moved to forward a positive recommendation to the City Council on Ordinance 2021-15 an ordinance approving the zoning map amendment for the property located at parcel 01-0001-0173, approximately 398 Kane Creek Blvd, amending the parcel zone from RA-1 Residential-Agricultural Zone to RA-1 and R-3 Multi-Household Residential Zone. Commissioner Villalpando-Salas seconded the motion.

Discussion: Commissioner O’Leary agreed that the density and supply needs increased within the city, but she has some reservations. She said the current zoning was not done in error, and she would prefer to see more of a buffer on the back two sides of the property.

Vote: Motion passed 4-2 with Commissioners Villalpando-Salas, Knight, Ballard, and Marienfeld voting aye. Commissioners Wojciechowski and O’Leary voted no, and Commissioner Wells was recused from the vote.

4. Action Item

4.1 Action Item - Consideration and Possible Approval of Planning Resolution #07-2021, A Planning Resolution Approving an Amendment to the Approved Site Plan for the Moab Regional Hospital Located At 450 Williams Way, Moab UT 84532

Discussion: Assistant Planner Shurtleff shared a presentation about the project. Jen Sadoff, CEO of the Moab Regional Hospital, provided background on the project. Paul Garland clarified that he is the landscape architect for the project. Commissioner Wojciechowski recused himself from this agenda item.

Motion: Commissioner O’Leary moved that the Planning Commission conditionally approve Planning Resolution 07-2021, a planning resolution approving an amendment to the approved site plan for the Moab Regional Hospital located at 450 Williams Way, Moab, Utah 84532, subject to the following condition, and that condition is that all engineering comments shall be addressed to the satisfaction of the City Engineer prior to building permit application approval, including: the legal description must be corrected: “Southwest corner of Section 1, Township 26 South, Range 21 East..” the corner should be corrected to Northwest to match the drawing, and please make sure to call out APWA standards and add the details on the plan set. Commissioner Villalpando-Salas seconded the motion.

Vote: Motion passed 6-0 with Commissioners O’Leary, Villalpando-Salas, Marienfeld, Ballard,

Knight, and Wells voting aye. Commissioner Wojciechowski was recused from the vote.

5. *Future Agenda Items:*

Assistant Planner Shurtleff said there will be several upcoming agenda items because the Planning Department has been very busy. There was discussion about zoom or hybrid meetings in the future.

6. *Adjournment:* Commission Chair Marienfeld adjourned the meeting at 8:14 PM.