

## MOAB CITY PLANNING COMMISSION MINUTES

### January 12, 2023

The Moab City Planning Commission held its regularly scheduled meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=rvPKcqqKBXE](http://www.youtube.com/watch?v=rvPKcqqKBXE).

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

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 p.m. Commission Members Ruben Villalpando-Salas, Jeremy Lynch and Jill Tatton attended. Planning Director Cory Shurtleff, Planning and Zoning Administrator Anna Anglin and City Council liaison Luke Wojciechowski attended, along with two members of the public.

**Citizens to be Heard:** There were no Citizens to be Heard.

#### **Public Hearing on Payment-in-Lieu Parking for the Jailhouse Cafe:**

Commission Chair Marienfeld opened the public hearing at 6:17 p.m. and there were no comments.

**Presentation:** Planning Director Shurtleff stated he had received no public comments prior to the meeting. He then described the project background for the Jailhouse Café Expansion. He explained the pre-application meeting review, when it was determined that the proposed plans would require parking exceptions from the Planning Commission to sufficiently meet development standards for the building expansion in the C3 Central Commercial Zone. He said the applicant is formally requesting a special payment-in-lieu exception to the minimum parking requirements through Planning Resolution #01-2023. Shurtleff explained the exception is a discretionary Planning Commission action to excuse needed parking. He said the fee-in-lieu is designed to put money directly toward a fund for dispersed parking improvements, transit or maintenance of transit vehicles. He further explained the exception would remove the 30 percent fee-in-lieu cap; City staff calculated that for the 60 spaces required, 30 percent were approved through the parking exception at last October's meeting, 13 spaces were credited through the existing floor area, 14 spaces for payment-in-lieu and three spaces to be provided on site.

#### **Jailhouse Café Parking Payment-in-Lieu—Approved**

**Discussion:** Applicant Will Petty referred to a letter from a nearby resident prior to the last meeting, and stated he met with the neighbor and felt he had resolved the neighbor's concerns.

**Motion and Vote:** Commission Member Villalpando-Salas moved that the City of Moab Planning Commission conditionally approve Planning Resolution 01-2023, a planning resolution conditionally approving the payment-in-lieu request for parking for the Jailhouse Café Expansion Level II Site Plan on property located at 101 N Main Street, Moab, UT 84532, with the following conditions: (1) All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval, including: a) The Planning Commission approve Payment-in-Lieu for 14 spaces; given i) Of the total 60 spaces required, 3 spaces shall be provided in the proposed development, 13 spaces shall be credited due to the existing commercial floor area, 30 spaces approved for exception by Planning Resolution 10-2022; and ii) The applicants submit payment for the maximum available Parking Payment-in-Lieu, at 30% of the proposed required parking spaces, totaling 14 spaces; and b) The Parking Exception and Parking Payment-in-Lieu approvals shall only be applied upon approval of the proposed Level II Site Plan Application #22-0016 for the Jailhouse Café Expansion; (2) The Land Use Authority denial of the Site Plan Application shall terminate the Parking Exception granted by Planning Resolution 10-2022, and Parking Payment-in-Lieu granted by this Planning Resolution 01-2023. Commission Member Tatton seconded the motion. Commission Member Villalpando-Salas noted the importance of parking in the year ahead. The motion passed unanimously.

***Planning Commission Meeting Schedule 2023—Approved***

***Motion and Vote:*** Commission Member Villalpando-Salas moved to approve the 2023 Planning Commission meeting schedule. Commission Member Lynch seconded the motion. The motion passed unanimously.

***Future Agenda Items:*** Planning Director Shurtleff explained staff was on emergency medical leave for the month of December. He mentioned the Abbey subdivision phase one final plat is being prepared for City Council consideration. He said a number of multi-household projects are close to Planning Commission consideration. Planning Administrator Anglin said the Aggie Boulevard phase three rezone would be presented for a public hearing at the next meeting, and the outdoor lighting ordinance update was forthcoming, along with the water efficient landscaping ordinance.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 6:35 p.m.