

**MOAB CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES—DRAFT
JULY 3, 2019**

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street. 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=ajm-3ndCCjo>.

The Moab Planning Commission Chair Allison Brown called the meeting to order at 6:00 PM. In attendance were Planning Commission Chair Allison Brown and Commission members Brian Ballard, Kya Marienfield, Jeanette Kopell, Becky Wells, Cory Shurtleff and Marianne Becnel. Staff in attendance included City Planner Nora Shepard and City Recorder Sommar Johnson. 3 members of the public and media were present.

Action Item:

Recommendation To City Council on Ordinance 2019-18, An Ordinance Amending The Moab Municipal Code To Remove Overnight Accommodations As A Permitted Use In All Zones And Adding Provisions to Allow Established Overnight Accommodation To Continue To Be Legally Used Without Becoming Non- Conforming Uses:

Discussion: City Planner Shepard started by explaining the Ordinance and what the City’s legal Counsel had changed or added. He did not change the substance of the ordinance, but he did add some findings that describes why the City is proposing the ordinance and cleaned up the inconsistencies. The ordinance would remove all types of overnight accommodations in the C-1, C-2, C-3, C-4, RC and SAR zones and would add an established overnight accommodations as a legal conforming use in the C-1, C-2, C-3, C-4, RC and SAR zones and refer to a map. As business names can change the attorney felt that it would best to refer to a map rather than a list. Shepard said that there were some changes that they were recommending to the map. The map is based upon business licenses for nightly rentals on file. She recommended that all of Williams Way area be allowed to continue as nightly rentals as they have been there for a long time. The Commission gathered around the map to view what was being proposed. Shepard explained that there is going to be a change in the traffic pattern. There has been a proposal that, due to the construction of the new Middle School and a new hotel close to it, there will be a one-way section of road on 100 East around, 400 South behind City Market and in front the existing Middle School. Commission Chair Brown noted that they had been asked to work with the overlays without undue delays. She said that their instruction did not give a date, but she supposed that it would be the end of the year. However, she said, “without knowing the date scares me with something that is so important to us to take our time and do it right.” There was discussion about whether or not to include a date of the end of the year or to leave it off. Shepard noted that they had talked about a deadline of November 30th for Council to have time to take action before the end of the year and before the legislative session starts. Commission member Ballard said that he felt that they were limiting people’s zoning rights and he thought that they should be approaching it in another way. It was decided that they would set an internal target date and a date to have the new zoning provision done. Commission member Wells agreed. It was noted that the Commission’s job was to come up with a draft for the overlays for the City Council and that it was ultimately the Council who would make the decision. It was decided that they would set an internal target date to at least get a general outline and the most important things within it and then they could work on the finer details. Marienfeld stated that the ordinance should include language regarding redevelopment. The target date was set for October 31st. It was agreed that the language of the ordinance not include overlays, but to leave it open with the existing language of,

“new zoning provisions to result in new overnight accommodation regulations that better reflect the long-term interests of the City.”

Motion and vote: Commission member Becnel moved to approve Ordinance 2019-18 favorably. Shepard clarified that she was moving to forward a positive recommendation? Becnel stated that she was. Commission member Shurtleff seconded the motion. Shepard asked if they wanted to “speak to the language of the target date?” Becnel stated that she was moving that they set the target date as October 31, 2019 to add overlay recommendations. Commission Chair Brown stated for the record, “This is an ordinance amending the City of Moab Code removing overnight accommodations as a permitted use and allowing established overnight accommodations to remain legal uses in the C-2, C-2, C-3, C-4, RC and SAAR zones amending Section 17.06, the definition 17.2, 21, 24, 27, 32, and 31, and 32. The motion passed 6-1 with Commission members Shurtleff, Kopell, Brown, Marienfeld, Wells and Becnel voting aye. Commission member Ballard voted nay.

Discussion Of Potential New Overlay Zones To Address Overnight Accommodations:

Commission Chair Brown said that when they meet for their workshops, she would like for them to come together to build the overlays and what should happen in the North Corridor and put away their strong feelings and know that their purpose, as given to them by City Council, is to come up with reasonable plans for overlays so that they are following, not only the City Council’s direction but also the directions that the City Council has had from the public. That could include all sorts of things like bike paths, affordable housing and public spaces. By doing so, she hopes to be able to send something the Commission can be happy with to Council.

Shepard would like to have focus group meetings with various groups of people and asked the Commission to help facilitate some of that. There was extensive discussion on where the Commission should focus on first. Brown asked that each Commission member bring 3-4 ideas for the next workshop meeting on July 11, 2019. The members who will be absent for that meeting will email their lists to Commission Chair Brown. It was noted that the Commission needed to keep the General Plan in mind.

Adjournment: Commission Chair Brown adjourned the meeting at 7:03 p.m.