

**MOAB CITY PLANNING COMMISSION
MINUTES—DRAFT
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 12, 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=INECt-ANzm0>.

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 Planning Commission members Kya Marienfeld, Jeanette Kopell and Brian Ballard. Commission members Becky Wells and Marianne Becnel were absent. Staff in attendance included City Planner Nora Shepard, Assistant Planner Cory Shurtleff and Deputy Recorder Joey Allred. Five members of the public and media were present.

Citizens To Be Heard: There were no citizens to be heard.

**Public Hearing and Possible Approval of Planning Resolution 15-2019
Recommending Approval of a Zoning Map Amendment for Property Owned by
Robert and Kelly Ward located at 545 Kane Creek Blvd. from R-3 Multi-Household
Residential Zone to C-4 General Commercial Zone and Amending the City of Moab
Official Zoning Map. :** City Planner Shepard explained the scope of the proposed project and why the zoning would need to be changed to accommodate it.

Commission Chair Brown opened the public hearing at 6:12 pm. and invited anyone who would like to speak on the matter to come forward. No one spoke. She closed the public hearing at 6:13 p.m.

The Commission asked to hear from the landowners. Robert and Kelly Ward spoke about their proposed project. They started by asking the Commission if there was any information that wasn't in their packet that they could provide. Commission member Ballard asked if they were still thinking of a car wash. When they stated that they were. Commission member Ballard asked if they could explain what type of car wash? R. Ward stated that it was a tunnel car wash, so it's enclosed, and it pulls the car through without anyone having to drive through and then people can pull around to the vacuums if they want. There are not any car washes like it in the community at this time. Ward said that they could give the Commission an idea of the vision of what they would like for the operating hours for the car wash. He said that it would be whatever the City ordinance allows, or they would take other comment on that. It wouldn't be open past 7:00 p.m. and not open before 7:00 or 8:00 a.m. or whatever the City ordinance currently is. Shepard said that when the application for a car wash comes in, they review it. Most of this type of car washes recycle most of their water, so they aren't large water users. Ward said that the car wash that they are looking at can recycle or reclaim up to eighty percent of the water used. Commission member Ballard asked if the property ties directly to the church property. The answer was no, there is a duplex owned by the Winkler's and a small piece owned by the City between the two properties. Commission member Kopell said that the City owned property is just an easement for irrigation. Ward said that noise is probably something that most people would be concerned about, but the tunnel car wash is enclosed, and it's insulated, so the noise for the car wash is minimal. The vacuums outside would make noise but are a variable frequency vacuum so the noise is less than a car driving by.

There was discussion regarding what zones that a car wash of this sort would fit in and how it might affect the residents nearby. Shepard read of some of the allowable uses in a C-4 zone. Allowed uses are service stations, service establishments, vehicle repair, etc. and they felt like the car wash was most like those establishments.

Commission Chair Brown opened the topic up for discussion. Commission member Marienfeld said that she was struggling to find where a drive-through car wash would fit, as it's not specifically provided for as an allowed use in any zone including C-4. She wanted to know if the reason it would not fit into C-2 or C-3 was because of the drive-through nature. She was wondering why C-4 rather than one of the lower C zones. Shepard said that they felt like the car wash was most like the establishments in a C-4 zone. Commission Chair Brown was reluctant to change from a multi-family zone to commercial when the City is in a housing crisis, although commercial space is also limited. Commission member Ballard said that there is a struggle at this time. The City doesn't have overnight rentals, but they do want to have commercial type businesses in town and Main Street is extremely limited. He believes they are going to have to spread out a little on commercial zones. Commission member Kopell said that the whole area is eventually going to be re-developed. She understands that they need more housing, but she didn't think that this piece of property was appropriate for housing because it's so close to the creek. She wants to find a middle ground. Commission member Marienfeld didn't think that a jump from R-3 to a C-4 was appropriate at this time. There are plenty of other zone allowances that allow mixed-use commercial/residential or smaller commercial options that don't go straight to C-4. It seemed an excessive up-zone to her and she felt that the use the property owners were talking about could happen in a lower C zone.

Commission Chair Brown reopened the public hearing at 6:25 p.m.

Steve Swift: "I just wanted to state my opposition to the zoning change. We own the property right next door at 501 and 503 Kane Creek Blvd., and it's a residential housing property. We're worried that, depending on what was, if it was changed to commercial it would disturb the residents of our property and it's a business for us, but it's residential and as is the rest of the area across the street and we're just worried that depending on what went there, which if it's zoned commercial, that would be opened up to all sorts of things, it would disturb, you know, our business and it wouldn't be such a private place to live in the future. So, that's about it, okay. Thank you.

Motion and vote: Commission member Ballard moved to table this agenda item until the next meeting. Commission member Marienfeld seconded the motion. The passed 4-0 with Commission members Kopell, Ballard, Brown and Marienfeld voting aye.

Commission Chair Brown reclosed the public hearing at 6:26 p.m.

Continued Discussion On Development Standards For Overnight Accommodations:

A gentleman from the audience came forward and said that he owns a piece of property on 400 North and it's zoned C-2 and is surrounded by the Entrada. He has been working on saving money for years and started the plans for developing the property last fall but missed the window for getting his application in before the Moratorium. He said that if the City changes C-2 to not allow overnight accommodations, it will be a lot harder for him to do anything with that piece of property.

Commission Chair Brown said that the Commission is starting the process to figure out the standards of what they want in the zones, so no decisions have been made yet. He said that he had

already lost his funding and the two people who were going to help him develop the property because of the moratorium.

Shepard stated that the County is moving forward with overlay zones, but the City isn't going that way. The City is trying to figure out development standards and she is working with the county to figure out what development standards should be applied to what zones and to what level of energy and water efficiency should be required. They discussed development standard topics such as water, water retention, landscaping, energy (net zero) efficiency, shuttle service, mixed use, transportation, the size limits of developments, the height of buildings, the size of open space, permitted primary building materials, oversize parking, civic space, employee housing, etc.

Future agenda items:

There will be a workshop at 5:00 p.m. on September 26, 2019.

Adjournment: Commission Chair Brown adjourned the meeting at 7:39 p.m.

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