

**MOAB CITY PLANNING COMMISSION
MINUTES—DRAFT
PLANNING COMMISSION WORKSHOP
SEPTEMBER 26, 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/pmnl/index.html> and a video recording is archived at:<https://www.youtube.com/watch?v=fhKcWdp5Yk>.

The Moab Planning Commission member Kya Marienfeld called the meeting to order at 5:00 PM. In attendance were Planning Commission members Kya Marienfeld, Jeanette Kopell, Marianne Becnel Brian Ballard and Becky Wells. Commission Chair Allison Brown was absent. Staff in attendance included City Planner Nora Shepard and Deputy Recorder Joey Allred. No members of the public and media were present.

Planning Commission – Continued Discussion Of Development Standards For Overnight Accommodations

Develop Standards Applicability Matrix:

Commission member Ballard said that he wants to get things narrowed down so that they don't spend all day talking about one subject during the joint meeting with the City Council on October 22nd. Planner Shepard presented the Development Standard Categories that needed to be discussed. Discussion ensued regarding the size of development size and what incentives could be offered for providing extra affordable housing or business space that would benefit the community as well as the developer. It was suggested that the Commission come up with a list of extras that they would like to see and give developers the choice of providing a certain number the items on that list to receive the incentives. They talked about considering maximum square footage of buildings on a project or a maximum square footage on the size of the project itself or both. That the development should fit within the character of the area on the east side of the highway in the North Corridor. They would like to see motels include businesses that would encourage less traffic going back and forth. They talked about metering projects by metering the water from the motels. There was discussion regarding infrastructure, the sewer line, and flooding and storm drainage. There was concern about pedestrian traffic safety and highway crossing in the North Corridor and what could be done in that area. The Commission would like to have some direction from Council

Jessica O'Leary arrived at 6:44 P.M. and was welcomed as the newest Commission member. She introduced herself.

Adjournment:Commission member Marienfeld adjourned the workshop at 6:55 p.m.