

**MOAB CITY PLANNING COMMISSION
MINUTES—DRAFT
PLANNING COMMISSION WORKSHOP
OCTOBER 10, 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=vO5YqpDOAU4>.

The Moab Planning Commission Chair Allison Brown called the meeting to order at 5:00 PM. In attendance were Planning Commission Chair Allison Brown, and Commission members Kya Marienfeld, Jeanette Kopell, Marianne Becnel, Becky Wells and Brian Ballard. Commission member Jessica O'Leary were absent. Staff in attendance included City Planner Nora Shepard, Assistant Planner Cory Shurtleff, Assistant City Manager Carly Castle and Deputy Recorder Joey Allred. One member of the public and media were present.

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

Approval Of Minutes: Commission member Marienfeld moved to approve the May 9, 2019, May 23, 2019, July 11, 2019 and August 13, 2019 meeting minutes. Commission member Kopell seconded the motion. The motion passed 6-0 with Commission members Brown, Marienfeld, Kopell, Becnel and Wells voting aye.

Planning Commission Workshop – Continued Discussion On Development Standards For Overnight Accommodations:

The Commission went over the draft standards that Shepard presented. Shepard thinks that they are homing in on where they want to be. Research has revealed that it is very difficult for hotels to reach net zero efficiency, but they can reach toward LEED Gold or better standard. Commission doesn't like that code states that development is encouraged. Water was changed a bit to incorporated was discussed at the last meeting. The goal is to have the water catchment infiltrate quickly to avoid mosquito breeding ground. The Commission would like to see immediate for water rather than storage. The Commission thinks that transportation could include bicycles and shuttles for developments with over 50 rooms. The mayor would like to see things like day care centers and laundry mats included in Civic Space. The Commission would like to restrict the height of developments to two stories, but with the incentive of a third story if it is for long term rentals. Extensive discussion ensues regarding the details of these issues. It was determined that the Commission would like direction from Council regarding height and size of projects, transportation, where to focus zones, water use, energy renewable credits, metering, a water study and trading employee housing for incentives.

The Commission would like to see promotion and outreach for the Dark Skies Initiative.

Future agenda items:

There will be a Commission meeting at 5:00 P.M. on October 24, 2019 with a Joint City Council/Planning Commission meeting to follow at 6:00 P.M. and the City Council meeting at 7:00 P.M.

Adjournment: Commission Chair Brown adjourned the meeting at 6:59 p.m.