

**MOAB CITY PLANNING COMMISSION  
WORKSHOP MINUTES-DRAFT  
November 07, 2019**

The Moab Planning Commission held a workshop 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=e5BhLGvAqh8>.

Planning Commission Member Kya Marienfeld called the meeting to order at 5:02 PM. Commission Members Brian Ballard, Jeanette Kopell, Kya Marienfeld, Becky Wells and Jessica O'Leary were present. Commission Chair Allison Brown arrived at 5:12 PM. Commission Member Marianne Becnel was absent. Staff present were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, City Manager Joel Linares, Assistant City Manager Carly Castle, and Deputy Recorder Joey Allred. Two members of the public and media were present.

**Continued Discussion On Development Standards for Overnight Accommodations:**  
The Commission worked to come up with recommendations to City Council on this matter.

**1. Report on Grand County Planning Commission/County Council progress and direction:**

Grand County Council had set the project size standard of a maximum of 50,000 square feet and they could have a building size no more than 20,000 square feet. So, a project could have two buildings of 20,000 square feet and one of 10,000 within the project.

**2. Where are we? Scheduling status:**

There will be a public hearing at the next meeting on November 21<sup>st</sup> at 6:00 PM on overnight accommodation standards. Shepard is currently writing the standards for the RC zone. City Council will probably have a work session meeting on November 25<sup>th</sup> or 26<sup>th</sup>.

**3. Discussion of what the Planning Commission would like to recommend to City Council on maximum building size and project size:**

There was discussion of allowing up to 60,000 square foot maximum project size in the City with no minimum or maximum building size. Maximum building size would exclude retail or mixed-use space. Commission member Ballard was concerned about multiple buildings because it is much more energy efficient to build one large building than several small ones. Commission member Marienfeld agreed. There was discussion of incentives that could be offered to encourage developers to include commercial options related to encouraging tourists to stay in that area and not have to run back and forth from town. Ground floor retail would be optional in RC zones and mandatory in C-2 zones. RV parks would not be included in the minimum/maximum building size. Include a setback of a minimum of 25' from the new highway in the RC zones with tiered setbacks for each additional floor.

**4. Metering:**

Discussion ensued regarding how to do metering. Options could be number of rooms, square footage, water and/or sewer hookups or number of applications. They also discussed the legality of each option. Retail could be excluded if they meter by square footage per year. City Manager Linares would like time to have staff research metering to be able to recommend something to City Council.

**5. Open Space/Civic Space/Mixed Use:**

Shepard suggests having a certain percentage of the project size be one of the three with a possible extra story as an incentive.

## **6. Building Height incentives:**

Some Commission members would like to require a project to provide more affordable housing if they want to build a 3<sup>rd</sup> story over and above the assured housing that is already required. There was discussion on if the developer would have to build the affordable housing or provide the land for affordable housing. Shepard will work on a draft.

## **7. Building/Site Planning Standards:**

Discussion topics included oversized parking, entrance setback and building materials and colors. It was suggested that they decide on a percentage of building materials required by the County. It was decided to replace the list of materials that can be used with a shorter list of materials that can't be used.

## **8. Code Specific questions:**

- **Setbacks along HWY 191?**  
This topic was discussed earlier in the meeting.
- **Allow just new Hotels/Motels in the RC at this time?**  
This topic was discussed earlier in the meeting.
- **Allow just new condos/townhomes in the C-2 at this time?**  
This topic was not discussed.
- **RV/Camping Uses-do we want to allow new ones at this time?**  
The Commission would like to allow RV parks.  
Set back from the HWY-100' for camp spots and 50' for offices.  
Paved parking lots for oversize vehicles.

Future agenda items:

There are three minor subdivision plats coming up. The City Council will hear the Hampton Inn Hillside permit issue next week.

The meeting was adjourned at 6:31 PM

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