

MOAB CITY PLANNING COMMISSION MINUTES

June 10, 2021

The Moab Planning Commission held its regular meeting on June 10, 2021, via a Zoom Meeting. 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=FEascGG2dtU>.

1. Call to Order

Planning Commissioner Jessica O'Leary called the meeting to order at 6:00 PM. In attendance were Commission Members Ruben Villalpando-Salas, Luke Wojciechowski, and Becky Wells. Commission Members John Knight and Kya Marienfeld were absent. Staff in attendance were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson.

2. Citizens to be Heard

There were no citizens to be heard.

3. Approval of Minutes: May 13, 2021

Motion: Commissioner Villalpando-Salas set out a motion to move to approve the minutes for May 13, 2021. Commissioner Wojciechowski seconded the motion.

Vote: Motion passed 4-0 with Commissioners Wells, Villalpando-Salas, Wojciechowski, and O'Leary voting aye.

4. Public Hearing

4.1. Public Hearing and Possible Action on Ordinance No. 2021-13 An Ordinance Amending the Text of the Moab Municipal Code (MMC) to Add Regulation for Outdoor Dining by Amending Sections 17.21 C-2 Commercial Residential Zone, 17.24 C-3 Central Commercial Zone, 17.27 C-4 General Commercial Zone and 17.31 RC Resort Commercial Zone and by Allowing Consideration of Parklets in the City Right-Of-Way (ROW) by Amending Section 17.24 C-3 Central Commercial Zone. Associated Definitions will be Added to MMC Section 17.06 Definitions

Discussion: Commissioner O'Leary opened the public hearing at 6:03 PM. Planning Director Shepard provided background on the proposed ordinance. She said four comments were received pertaining concerns about the existing outdoor parklet for 98 Center located on Center Street. She said that language was added to the revised ordinance based on their concerns. She reviewed the revised ordinance with the Planning Commission. There were no members of the public present for the public hearing. Commissioner O'Leary closed the public hearing at 6:13 PM.

Motion: Commissioner Villalpando-Salas moved that the Planning Commission forward a positive recommendation to the City Council on Ordinance No. 2021-13 with the revised draft, an ordinance amending the text of the Moab Municipal Code (MMC) to add regulation for outdoor dining by amending sections 17.21 C-2 Commercial Residential Zone, 17.24 C-3 Central Commercial Zone, 17.27 C-4 General Commercial Zone and 17.31 RC Resort Commercial Zone and by allowing consideration of parklets in the City right-of-way (ROW) by amending section 17.24 C-3 Central Commercial Zone. Associated definitions will be added to MMC Section 17.06 Definitions. Commissioner Wells seconded the motion.

Discussion: Commissioner Wojciechowski inquired about the public comments regarding pets in the parklet areas. Planning Director Shepard said it was not addressed in the proposed ordinance, but it could be amended. Commissioner Villalpando-Salas declined amending the motion to include no dogs in parklets.

Vote: Motion passed 4-0 with Commissioners Wells, Wojciechowski, Villalpando-Salas, and O’Leary voting aye.

5. **Action Item**

5.1. Action Item – Consideration and Possible Recommendation of Resolution #24-2021, A Resolution Approving the Townhome Plat Application for the Thompson Townhomes, Property Located at 246 East 200 South, Moab UT 84532

Discussion: Assistant Planner Shurtleff shared a presentation about this resolution.

Commissioner O’Leary inquired about overflow parking. Assistant Planner Shurtleff said the space on the South end of the lot is suggested as a turnaround or additional guest parking.

Planning Director Shepard said these buildings could not become nightly rentals. Commissioner Villalpando-Salas inquired about trash pickup for the property. Planning Director Shepard said it would most likely be a dumpster at the back of the property. Commissioner Villalpando-Salas confirmed that the townhomes would be two stories.

Motion: Commissioner Villalpando-Salas moved that the Planning Commission forward a positive recommendation for Resolution #24-2021, a resolution approving the townhome plat application for the Thompson Townhomes, property located at 246 East 200 South, Moab, UT 84532. Commissioner Wojciechowski seconded the motion.

Vote: Motion passed 4-0 with Commissioners Wojciechowski, Villalpando-Salas, O’Leary, and Wells voting aye. Commissioner Wells confirmed that she did not need to be recused on this vote since she has not entered into a contract regarding the potential townhomes.

6. **Future Agenda Items**

Planning Director Shepard said that Lionsback received approval for Phase One and the final MPD. She inquired about returning to in-person meetings. Commissioner O’Leary said she prefers meetings on Zoom for now. Commissioners Villalpando-Salas, Wojciechowski, and Wells said they are fine with meetings through Zoom or in-person. Planning Director Shepard said they would continue with Zoom meetings for now. She said the language for breweries, distilleries, and brew pubs will be presented at the next meeting. She said new site plans have been received and are starting to work through the process. She said conversations with City Council about employee housing will be starting. Assistant Planner Shurtleff said the Creekside Townhomes site plan will be presented next month. Planning Director Shepard said the final plat was approved, but it was never recorded, and the approvals expired. She said the plans are the same as last time. Commissioner Wells inquired about overnight accommodations. Planning Director Shepard said that City Council is focused on affordable and employee housing at this time. She said commercial zones need to be encouraged to have commercial uses on the ground floor and housing above.

7. **Adjournment**

Commissioner O’Leary adjourned the meeting at 6:38 PM.