

MOAB CITY PLANNING COMMISSION MINUTES
July 8, 2021

The Moab Planning Commission held its regular meeting on July 8, 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=NWRob4UxXfw>.

1. Call to Order

Planning Commission Chair Kya Marienfeld called the work session to order at 6:04 PM. In attendance were Commissioners John Knight and Luke Wojciechowski. Commission Members Jessica O’Leary, Ruben Villalpando-Salas, and Becky Wells were absent. Commission Chair Marienfeld stated that, since there was not a quorum, this meeting was a work session only. Staff in attendance were Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson.

2. Citizens to be Heard—Deferred until the next meeting when a quorum is present

There were no citizens to be heard.

3. Action Item—Deferred until the next meeting when a quorum is present

3.1. Public Hearing and Possible Action on an Ordinance Amending the Text of the Moab Municipal Code (MMC) to Add Regulation for Brewpubs, Breweries and Distilleries by Amending Sections 17.06 Definitions, 17.21.020 C-2 Commercial Residential Zone, 17.24.020 C-3 Central Commercial Zone, 17.27.020 C-4 General Commercial Zone, 17.31.020 RC Resort Commercial Zone and 17.36.020 Industrial Zone

4. Discussion Item

4.1. Work Session on Amendments to Section 17.70 Accessory Dwelling Units (ADUs)

Discussion: Assistant Planner Shurtleff reviewed the background for the amendments and HB 82 which affects internal ADU’s. There was a discussion about HOA and CC&R rights being designated by the state. There was a discussion about setbacks and height requirements. Assistant Planner Shurtleff said the new state law does not allow size regulations for internal ADU’s, but external ones could be regulated. There was discussion about modular units as ADU’s, and family housing concerns. There was a discussion about maximum and minimum square footage for ADU’s, and if more than one ADU per lot should be permitted. There was a discussion about not requiring owner-occupied properties with external ADU’s.

5. Future Agenda Items

Assistant Planner Shurtleff said future agenda items include a discussion about brewpubs in the C-5 zone, the Creekside Townhomes level two site plan, and the Moab Regional Hospital expansion site plan as an amendment to the original site plan.

6. Adjournment

Commission Chair Marienfeld adjourned the work session at 7:26 PM.