

MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
September 23, 2021

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=6UwdTqBQoTQ.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. In attendance were Commissioners Brityn Ballard, Jessica O'Leary and Becky Wells. Staff in attendance were Assistant Planner Cory Shurtleff and City Recorder Sommar Johnson.

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

Approval of Minutes:

Motion and Vote: Commission Member O'Leary moved to approve the meeting minutes from July 22, August 12 and August 26, 2021. Commission Chair Marienfeld seconded the motion.

Vote: The motion passed unanimously.

Recommendation Regarding Accessory Dwelling Units (ADUs)—Approved

Assistant Planner Shurtleff presented for consideration and possible recommendation to the City Council a draft **Ordinance 2021-16**: an ordinance amending the text of the Moab Municipal Code (MMC) to revise Section 17.70 Accessory Dwelling Units (ADUs) and Section 17.06.020 Definitions. He brought up modifications to the draft, including proposed deed restriction language to allow retired residents to satisfy the employee and workforce housing requirement. He noted new language for a requirement that ADUs are only allowed in association with a primary residential use. He noted a modification to allow ADUs to be built before the primary dwelling, if the owner plans to occupy the home under construction. Front yard setback and building height concerns were brought up, along with maximum ADU size. The number of ADUs allowed per lot in different residential zones was noted. Shurtleff clarified that no nightly rentals are allowed. Distance between structures was mentioned. A revised draft ordinance edited by Commission Member Ruben Villalpando-Salas was briefly mentioned. Commission Chair Marienfeld opened discussion by asking about allowed maximum ADU size. Commission Member Wells voiced support for a maximum ADU size of 1500 square feet (sf) with a minimum lot size of 20,000 sf. For standard lot size, consensus was made to limit ADU size to 1200 sf. Shurtleff clarified that the minimum size proposed would be 375 sf. Discussion ensued regarding the number of ADUs allowed per lot based on lot size in residential zones. Owner-occupancy requirements of both Internal ADUs (IADUs) and External ADUs (EADUs) were clarified from the draft. Owner-occupancy requirements for IADUs without specific safety improvements were viewed favorably by commission members.

Motion and Vote: Commission Chair Marienfeld moved to recommend draft **Ordinance 2021-16**: an ordinance amending the text of the Moab Municipal Code (MMC) to revise Section 17.70 Accessory Dwelling Units (ADUs) and Section 17.06.020 Definitions, with amendments. Commission Member O'Leary seconded the motion. The motion passed unanimously.

Future Agenda Items:

Assistant Planner Shurtleff predicted a couple of minor subdivisions and a number of site plans for future review.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:09 p.m.