

MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
August 25, 2022

The Moab City Planning Commission held its regularly scheduled meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at <https://www.youtube.com/watch?v=2kAx7TNIXWM>.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Ruben Villalpando-Salas, Jessica O'Leary and Jill Tatton were present. Commission Member Jeremy Lynch was absent. Planner Cory Shurtleff, Assistant Planner Jessica Thacker, Planning and Zoning Administrator Anna Anglin and Recorder Sommar Johnson attended.

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

Approval of Minutes: Commission Member Villalpando-Salas moved to approve Moab City Planning Commission Regular Meeting Minutes from August 11, 2022. Commission Member O'Leary seconded the motion. The motion passed 4-0 with Commission Members Villalpando-Salas, O'Leary, Marienfeld and Tatton voting aye.

Aggie Townhomes Phase II Plat—Approved

Presentation and Discussion: Planning Director Shurtleff explained that several phases and elements of the development on land owned by the School and Institutional Trust Land Administration (SITLA) adjacent to Utah State University—Moab (USU) were moving through Planning and Zoning processes simultaneously and will address a proposed rezone to R4, vacation of the Rim Rock Road right-of-way, and other factors. The proposed Phase II consists of 24 units in 12 townhomes. Commission Member O'Leary asked if there would be any deed restrictions to make sure USU faculty, staff and students would have ensured housing. The developers, Brook Cole and Ryan Christofferson, were present and Cole stated the properties would be sold in a fee-simple manner with no deed restrictions. Commissioners opined about the need for assured housing for local residents. Shurtleff explained there were 1,100 units planned overall.

Motion and Vote: Commission Member Villalpando-Salas moved to forward a positive recommendation to City Council on **Resolution 22-2022**, a resolution approving the Aggie Townhomes Phase II Plat, for property located at approximately Aggie Blvd (1492 S) Highway 191, Moab, Utah 84532, with the following conditions: 1) All comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director, prior to building permit application approval. Comments include: i. a final plat be submitted with all the required information listed in section 16.16.020 & 16.16.030 of the Moab Municipal Code (MMC) prior to City Council Approval; ii. HOA/CCR's & by-laws are submitted for review and approval by the City and recorded along with the final plat with Grand County; iii. The zoning amendment for the Aggie Town Home Phase II be approved; iv. The portion of right-of-way called Rim Rock Road be vacated where the proposed Aggie Townhomes development is located. Commission Member O'Leary seconded the motion. The motion passed 4-0 with Commission Members Villalpando-Salas, O'Leary, Marienfeld and Tatton voting aye.

Outdoor Lighting Standards—Discussion

VISTA Sustainability Department employee Richard Lory presented a draft redline of **Ordinance 2019-03** Outdoor Lighting Standards proposed code update. He explained elements of the proposal including direct illumination, legal nonconforming lights, temporary

lighting and holiday lights. He mentioned required safety lighting as a separate consideration. He outlined a proposed 10:00 p.m. curfew or a curfew for outdoor commercial signage lighting one half hour after the close of business. He also mentioned a proposed 25' maximum height for parking lot lights. Nighttime illumination of American flags was discussed at length. Light trespass and the definition of nuisance lights was mentioned.

Future Agenda Items:

Electric vehicle charging stations were briefly discussed. Planning Director Shurtleff brought up pending amendments to the landscaping ordinance including a public approval process. He also said the discussion of the Dark Sky ordinance would continue in the next meeting.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:24 p.m.

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