

MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
January 26, 2023

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 www.youtube.com/watch?v=TqPM_b-wxSg.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:01 p.m. Commission Members Ruben Villalpando-Sala, Jeremy Lynch and Jill Tatton attended. City Planning Director Cory Shurtleff, Planning and Zoning Administrator Anna Anglin and City Council liaison Luke Wojciechowski also attended. Two members of the public were present.

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

Approval of Minutes: Commission Member Villalpando-Salas moved to approve the minutes of the October 27, 2022 and January 12, 2023 Regular Meetings. Commission Member Tatton seconded the motion. The motion passed unanimously.

Public Hearing: Commission Chair Marienfeld opened a public hearing at 6:05 p.m. for proposed **Ordinance 2023-01**: an ordinance approving a zoning map amendment for 11.57 acres of a parcel located at 1492 S (Aggie Blvd.) and Highway 191 Moab, Utah (Parcel #01-0018-0002) from R-4 Manufactured Housing Residential Zone to C-4 General Commercial Zone. There were no comments.

Presentation: Zoning Administrator Anglin introduced background for the rezone request as part of the Utah State University Moab Campus Master Plan. She explained that the commercial rezone request enabled the developer to build taller residential units. She also shared current zoning for the area. Commission Member Villalpando-Salas asked about proposed mixed-use developments. Shurtleff explained the approval process for Planning Commission and Council.

Recommendation for Aggie Phase III Rezone—Approved

Motion and Vote: Commission Member Lynch moved to forward a positive recommendation to City Council regarding **Ordinance 2023-01**, to rezone 11.57 acres of a parcel located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah (Parcel #01-0018-0002) from R-4 Manufactured Housing Residential Zone to C-4 General Commercial Zone. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously.

Future Agenda Items: Shurtleff brought up upcoming site plan approvals, a minor subdivision and mentioned a recent strategic planning session with planning staff and City Council. He mentioned progress hiring an Assistant Planner as well as recent meetings regarding the pending landscape ordinance and outdoor lighting updates including Dark Skies adjustments. Shurtleff explained the importance of educating Council about the Dark Skies ordinance and working with County personnel for consistency between the two jurisdictions. Commission Chair Marienfeld brought up a desire for Planning Commission updates to be actively shared in the City's public information distribution. Marienfeld endorsed the use of Facebook as a means to disseminate information to the community. She also requested that the priorities as established by Council be made public. Shurtleff offered to share the staff priorities and noted the Council's priorities were not yet established. Villalpando-Salas brought up the Jail House Café parking progress. Anglin mentioned the ongoing efforts of staff to ensure the City complies with annual state code updates. Marienfeld announced a vacancy on the Planning Commission due to the resignation of Commission Member Jessica O'Leary.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:52 p.m.