

**MOAB CITY PLANNING COMMISSION MINUTES**  
**January 14, 2021**

The Moab Planning Commission held its regular meeting on January 14, 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=4AVIdiwqbDU>

***Action Item - Written Determination of the Chair of the Public Body Pursuant To House Bill 5002 and Utah Code Annotated (UCA) §§52-4-207(4) (A) And (B)***

At this time Planning Commission Chair Kya Marienfeld read the written determination aloud. Marienfeld stated that the determination will expire thirty (30) days after which the determination was made and it is possible for future determinations if circumstances warrant it at which time a written determination will be made.

***1. Call to Order***

The Moab Planning Commission Chair Kya Marienfeld called the meeting to order at 6:04 pm. In attendance were Planning Commission Chair Kya Marienfeld, Commission members; Jessica O’Leary, Luke Wojciechowski, Marianne Becnel, John Knight, and Rubin Villalpando-Salas were present. Commission Member Becky Byrd was absent. Staff in attendance included City Planner Nora Shepard, Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson.

At this time Planning Commission Chair Marienfeld, introduced the new Planning Commission Member, John Knight. Commission Member John Knight spoke briefly about his experience.

***2. Citizens to Be Heard***

There were no citizens present to speak. City Record Sommar Johnson stated that she received comments from Wayne Hoskisson, thanking the Planning Commission for being sensitive to the difficulty of including the public in public hearings. Johnson read this comment aloud.

***2.1 Election of Chair and Vice-Chair For 2021***

***Motion and vote***

Planning Commission Member O’Leary made a motion to elect Kya Marienfeld as Planning Commission Chair for 2021. Commission Member Wojciechowski seconded the motion. The motion passed 5-0 with Commission Members O’Leary, Knight, Becnel, Wojciechowski, and Marienfeld voting aye. Planning Commission Member Villalpando-Salas abstained from the vote.

***Motion and vote***

Planning Commission Chair Marienfeld made a motion to elect Jessica O’Leary as the Planning Commission Vice-Chair for 2021. Commission Member Villalpando-Salas seconded the motion. The motion passed 6-0 with Commission Members O’Leary, Knight, Becnel, Wojciechowski, Villalpando-Salas, and Marienfeld voting aye.

***3. Public Hearing***

***3.1 Public Hearing***

Commission Chair Marienfeld spoke about Public Hearings through zoom, and where information can be found for Public Hearings.

***3.1.1 Public Hearing - Action Item - Consideration And Possible Recommendation Of Ordinance #2021 -01, An Ordinance Approving A Zoning Map Amendment Of Property Located At 478 Mill Creek Drive, Moab UT 84532, Amending The Subject Parcel Zone From R-2 Single-Household And Two-Household Residential Zone, To C-5 Neighborhood Commercial Zone.***

Planning Commission Chair Marienfeld opened the Public Hearing at this time.

There were no comments. The applicant is present.

There was a brief discussion at this time. There were no public comments. The Public Hearing was closed at 6:12 pm. Chair Marienfeld stated that the discussion on this item can be found on the City's YouTube channel during the December 10, 2020 meeting.

***Motion and vote***

Commission Member Villalpando-Salas made a motion to forward a positive recommendation to the City Council on Ordinance #2021-01, An Ordinance Approving A Zoning Map Amendment for Western Spirit Rezone, Property Located At 478 Mill Creek Drive, Moab UT 84532, Amending the Subject Parcel Zone From R-2 Single-Household and Two-Household Residential Zone, To C-5 Neighborhood Commercial Zone. Commission Member, Wojciechowski, seconded this motion. The motion passed 6-0 with Commission Members, Becnel, O'Leary, Knight, Villalpando-Salas, Wojciechowski, and Marienfeld voting aye.

***4. Action Item***

***4.1 Action Item - Consideration And Possible Approval Of Moab City Planning Resolution #01 -2021, A Planning Resolution Approving The 1 -Year Extension Of The Conditionally Approved Level II Site Plan #01 -2020, For The Four Corners Community Behavioral Health (FCCBH) - Moab Clinic And Clubhouse, Located At 76 E 300 North, Moab, UT 84532***

City Assistant Planner, Cory Shurtleff, spoke about the options. City Planning Director, Nora Shepard, stated that in the code it is allowed to grant a 1 (one) year extension for Site Plan Approvals, which is what is being requested. She stated that due to COVID, the City has been supportive of extensions. due. Shepard mentioned that the Building Permit is approved, although, it has not been paid for and issued at this time.

Planning Commission Chair Marienfeld asked for a quick presentation to review. Shurtleff presented the details of the project at this time, including the location; 76 E 100 N, property owner; Four Corners Community Behavioral Health, Applicant; MHTN Architects, parcel details; 1.92 acres in C-5 Commercial Zone, proposed use; professional office space and clinic, project size; 16,400 sf, and proposed parking; 35 spaces including 4 ADA. Shurtleff presented the location on the vicinity map and the draft plat. He continued by showing part of the site plan showing the elevation view, floor plan, and civil site plan. He stated that "as a part of this Level II Site Plan, the Planning Commission approved that

parking exception reducing the number of required vehicles from 55 to 35 spaces based off of the study that was provided for the Planning Commission.” Shurtleff asked for questions at this time. There were no questions.

#### ***Motion and vote***

Planning Commission Member Wojciechowski moved to approve Moab City Planning Resolution #01 - 2021, A Planning Resolution Approving The 1 -Year Extension of The Conditionally Approved Level II Site Plan #01 -2020, for The Four Corners Community Behavioral Health (FCCBH) - Moab Clinic and Clubhouse, Located At 76 E 300 North, Moab, UT 84532. Commission Member Becnel seconded the motion. The motion passed 6-0 with Commission Members, Becnel, O’Leary, Knight, Villalpando-Salas, Wojciechowski, and Marienfeld voting aye.

#### ***5. Future Agenda Items***

Moab City Planning Director stated that they are working with the County on new ATV regulations to address nuisance and noise issues. She stated that the Commission can expect to see something in the first quarter of this year regarding amending some code sections, and definitions in the code. She indicated that there are a lot of internal inconsistencies in the definitions and land use categories. She continued to say that they want the business license categories to be consistent with the land use categories. Shepard said that right now no new business licenses for ATV related businesses are being issued. She stated that they would move forward with amending the code and where they would be allowed and what conditions would be placed on them. She added that the Mayor is working with individuals at the State Legislator and there is some legislation being introduced to allow local government to have more control over what happens on our city streets with regards to ATVs.

She stated that the WAHO and PAD Ordinances will be reviewed for cleanup purposes. She said that Walnut Lane will be processed as a PAD but some items need to be reviewed and modified to the PAD for this (Walnut Lane) to move forward. She added that mostly it would be to clean it up regarding language and terminology to make it consistent. Moving on, she stated that it is expected to receive Phase 1 Lionsback. She spoke about the plans for the Public Hearing and the decision on this.

Planning Commission Chair Marienfeld asked about proceeding with the Walnut Lane Project and if there is a way to get this going sooner. Shepard stated that an application is almost filed. She spoke about the Walnut Lane plans briefly. Marienfeld asked if the PAD needs to be modified ahead of time or if it can be done alongside the Walnut Lane process. Shepard stated that the only real “sticking” point is parking. There was a brief discussion about the parking. Shepard stated that the City Council will be holding their annual meeting and at that time priorities for the year will be discussed. Marienfeld stated that the first joint meeting of the year is on the calendar for January 26, 2021, at 6:00 pm.

***Adjournment:*** The meeting was adjourned at 6:34 PM.