

**MOAB CITY COUNCIL and PLANNING COMMISSION
SPECIAL MEETING MINUTES
MAY 23, 2019**

Call to Order and Attendance:

The Moab City Council held a Special Council Meeting on the above date in the City Council Chambers located at 217 East Center Street. The purpose of the meeting was for a joint City Council and City Planning Commission workshop for a Future Land Use Plan Update. An audio recording is archived at <http://www.utah.gov/pmn/index.html> and a video recording is archived at <https://www.youtube.com/watch?v=JDOIYs5UmvE>. Planning Commission Chair Allison Brown called the meeting to order at 5:00 PM. In attendance were Councilmembers Rani Derasary, Tawny Knuteson-Boyd, Kalen Jones and Karen Guzman-Newton. Planning Commission members Kya Marienfield, Marianne Becnel, Jeanette Kopell, Cory Shurtleff and Becky Wells were present. Brian Ballard arrived at 5:27 PM. Also in attendance were City Manager Joel Linares, Recorder Sommar Johnson, Planner Nora Shepard, Assistant Engineer Eric Johanson and Recorder/Project Specialist Eve Tallman. Thirty-three members of the public and media attended.

Planner Shepard introduced the Future Land Use Plan and provided an overview with proposed options for Council including expanded overlay zones. Councilmember Jones asked about the downtown edge area as compared to the downtown core. Councilmember Derasary asked how many overnight accommodations were currently in the City and County and Shepard stated there were approximately 3,800. Wells brought up condominiums in currently-existing subdivisions which are not yet licensed as short term rentals and discussion ensued regarding existing property owners and future uses. Councilmember Derasary presented a scenario for other commercial uses such as restaurants and noted she was in favor of Option 5. Councilmember Jones also stated his support for Option 5 and added there was a need for more nuanced future development such as Option 4 could accommodate. Chair Brown asked for clarification regarding the priority to removed overnight accommodations from all zones. Councilmember Guzman-Newton brought up a desire to give Landmark consultants more directives. Wells asked about redevelopment in the event an existing overnight accommodation burns down. City Manager Linares explained redevelopment is a grandfathered right within the same building footprint. Discussion followed regarding lenders approving grandfathered uses and vested rights. Wells spoke in favor of protecting existing condominium subdivisions with overlay zones. The option of protecting future rights through business licensing met with one “thumbs up” from Councilmembers. Councilmember Jones clarified he wanted staff advice.

Assignments for Landmark consultants were suggested including proposed overlay zones and mixed-use ideas. Councilmember Guzman-Newton asked for the “North of Downtown” area to equal the existing Resort Commercial (RC) zone. Councilmember Jones brought up the example of Durango for ideas. Mayor Niehaus clarified her understanding that redevelopment would be limited to the same number of overnight accommodations as currently exist. Planner Shepard noted drafting options would take some time. Councilmember Derasary stated her desire for expansion that incorporates mixed uses and Councilmember Jones concurred.

Community nodes incorporating neighborhood commercial uses was mentioned as being farther out on the timeline with no overnight accommodations allowed. Mayor Niehaus asked if an existing commercial campground could be redeveloped as a hotel and the answer was no. More discussion regarding the development of new campgrounds followed. Becnel brought up the purchase or transfer of development rights. Councilmember Jones asked about the list of new units exempt from the moratoria and Shepard confirmed there could be 6,200 overnight

accommodations at buildout. Dialogue arose about the implications of the General Plan regarding a vision for the future of tourism impacts such as noise and crowding. Councilmember Derasary suggested participation of federal agencies regarding campground development.

Adjournment: Marienfield moved to adjourn the meeting. Becnel seconded the motion. The motion passed unanimously. Mayor Niehaus adjourned the meeting at 7:06 PM.

APPROVED: _____
Emily S. Niehaus, Mayor

ATTEST: _____
Sommar Johnson, City Recorder