

MOAB CITY PLANNING COMMISSION MINUTES
July 22, 2021

The Moab Planning Commission held its regular meeting on July 22, 2021, via a Zoom Meeting. An audio recording of the meeting is archived at: <https://www.utah.gov/pmn/index.html> and a video recording is archived at: <https://www.youtube.com/watch?v=nJPagcVY9tE>.

1. Call to Order

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 PM. In attendance were Commissioners Ruben Villalpando-Salas, Brityn Ballard, John Knight, and Luke Wojciechowski. Commission Members Jessica O’Leary and Becky Wells were absent. Staff in attendance were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson.

2. Written Determination to Conduct Electronic Meetings

Commission Chair Marienfeld read the written determination into the minutes.

3. Citizens to be Heard

There were no citizens to be heard.

4. Approval of Minutes

- 4.1. *May 27, 2021, Regular Meeting***
- 4.2. *June 10, 2021, Regular Meeting***
- 4.3. *July 8, 2021, Regular Meeting***

Motion: Commission Chair Marienfeld moved to approve the meeting minutes from May 27, June 10, and July 8, 2021. Commissioner Wojciechowski seconded the motion.

Vote: Motion passed 5-0 with Commissioners Wojciechowski, Knight, Villalpando-Salas, Marienfeld, and Ballard voting aye. Commissioners O’Leary and Wells were not present for the vote.

5. Action Item

5.1. *Consideration and Possible Approval of Draft Planning Commission Resolution 05-2021 A Resolution Amending the City of Moab Planning Commission Bylaws to Allow Electronic Participation*

Discussion: Planning Director Shepard said the resolution will change the bylaws to allow for remote participation. Commission Chair Marienfeld inquired if this resolution includes a limit for the number of times a member participates electronically. There was a discussion about how many people can participate electronically in one meeting.

Motion: Commissioner Villalpando-Salas moved to approve Planning Commission Resolution 05-2021 a resolution amending the City of Moab Planning Commission Bylaws to allow electronic participation. Commissioner Wojciechowski seconded the motion.

Vote: Motion passed 5-0 with Commissioners Knight, Wojciechowski, Ballard, Marienfeld, and Villalpando-Salas voting aye. Commissioners O’Leary and Wells were not present for the vote.

6. Discussion Item

6.1. *Continued Work Session on Possible Changes to Code Provisions Governing Accessory Dwelling Units (ADUs)*

Discussion: Assistant Planner Shurtleff shared a presentation with the additional notes from the work session on July 8. He reviewed the potential square footage options for ADU’s. Planning

Director Shepard said ADU's are a good tool for affordable housing. There was a discussion about the quantity and square footage of ADU's per lot. There was a discussion about not requiring owner occupation on the property. There was a discussion about creating incentives for developers to provide affordable housing. There was a discussion about modifying the PAD to make it more feasible. There was a discussion about having joint sessions with City Council to discuss affordable housing development.

7. *Future Agenda Items*

Planning Director Shepard said the hospital is working on a new building and an addition, and those plans will be coming. She said Ben Byrd's project at the old hospital location will include townhomes and a partial redevelopment. There was a discussion about attendance for the Planning Commission meetings.

8. *Adjournment*

Commission Chair Marienfeld adjourned the meeting at 7:03 PM.