

MOAB CITY PLANNING COMMISSION MINUTES August 11, 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 www.youtube.com/watch?v=WPU_eZawgqE.

Call to Order:

Planning Commission Chair Pro Tem Jessica O’Leary called the meeting to order at 6:01 p.m. Commission Members Jeremy Lynch, Ruben Villalpando-Salas and Jill Tatton were present. Chair Kya Marienfeld was absent. Planner Cory Shurtleff, Planning and Zoning Administrator Anna Anglin and Recorder Sommar Johnson attended, as well as one member of the public.

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 July 28, 2022. Commission Member Lynch seconded the motion. The motion passed 4-0 with Commission Members Villalpando-Salas, Lynch, O’Leary and Tatton voting aye.

Cottonwood Condominiums Level II Site Plan—Approved

Presentation and Discussion: Planner Shurtleff introduced a nine-unit condominium project on .43 acre planned for 214 South 200 East. He explained that several conditions were fully outlined in the resolution. Commission Member O’Leary asked about the frontage on the Millcreek Parkway. Planning Commission Member Lynch asked about whether the property was subject to the Active Employment Household ordinance and Shurtleff explained it was not. Fences, proximity to Mill Creek and difficult-to-develop properties were discussed. It was confirmed that overnight accommodations were not an allowed use.

Motion and Vote: Commission Member Villalpando-Salas moved to approve Proposed **Planning Resolution 09-2022:** a planning resolution conditionally approving the Level II site plan for the Cottonwood Condominiums 2022 on property located at 214 South 200 East, Moab UT 84532 with all comments to be addressed to the satisfaction of the City Engineer including 1.a and 1.b concerning site lighting, parking and utilities. Commission Member Tatton seconded the motion. The motion passed 4-0 with Commission Members Villalpando-Salas, Lynch, O’Leary and Tatton voting aye.

Future Land Use Code Amendments and City Initiatives—Discussion

Planner Shurtleff introduced upcoming decision points for Commission members and Planning Administrator Anklin brought up needed changes to the Moab Municipal Code due to recent amendments to state code. It was explained the City hired a consulting firm to work on code revisions. Shurtleff briefed the Commission on the final outcome of the Active Employment Household ordinance as passed by Council and noted there would be a review in two years. A parachute clause was explained which allows for the sale of restricted units if they are not able to be rented at market rate for more than 120 days. Shurtleff also explained the permitting fees would be waived for the 33 percent of units with deed restrictions, and the ordinance would sunset in 50 years. Consequences of foreclosures was mentioned and Commission Member O’Leary requested more detail regarding the parachute clause. Shurtleff also discussed a proposed change of building heights from 30 to 35 feet and noted current market rates for residential rentals are as follows: efficiency apartments \$1256, one bedroom \$1413 and two bedroom \$1589. Also discussed were permitted uses of food trucks at the vendor court, and tiny home and long-term rental housing options. Shurtleff presented draft definitions of various

types of employee housing including temporary units such as tents and vans, and permanent housing types such as tiny homes, bunkhouses, manufactured homes and multi-family developments. Permit options for recreational vehicles and vans as dwellings were mentioned and Commission Member O'Leary asked about permitting mobile tiny homes to be located in floodplains.

Adjournment: Commission Chair city Pro Tem O'Leary adjourned the meeting at 7:11 p.m.