

MOAB CITY PLANNING COMMISSION MINUTES
August 12, 2021

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street. An audio recording of the meeting is archived at <http://www.utah.gov/pmn/index.html>. A video recording of the meeting is archived at <https://www.youtube.com/watch?v=R50GhfUQm3I>.

1. Regular Meeting—Call to Order and Attendance:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 pm. In attendance were Planning Commission Members Luke Wojciechowski, Ruben Villalpando-Salas, Jessica O’Leary, Becky Wells, and Brityn Ballard. Planning Commission Member John Knight was absent. Staff in attendance were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, Senior Projects Manager Kaitlin Myers, and Recorder Sommar Johnson. Two members of the press and public were present.

2. Citizens to be Heard:

Thomas Moreau spoke about ADU’s. He encouraged the Commission and Planning Director Shepard to explore options to create incentives for property owners to build them. He said that he does not support permanent allowance of RVs as an affordable housing option.

3. Action Item

3.1 *Public Hearing and Possible Recommendation to City Council on Ordinance 2021-12: An Ordinance Amending the Text of the Moab Municipal Code (MMC) to Add Regulation for Brewpubs, Breweries and Distilleries by Amending Sections 17.06 Definitions, 17.21.020 C-2 Commercial Residential Zone, 17.24.020 C-3 Central Commercial Zone, 17.27.020 C-4 General Commercial Zone, 17.31.020 RC Resort Commercial Zone and 17.36.020 Industrial Zone*

Planning Director Shepard explained that the public hearing for this ordinance was originally scheduled for July 8, 2021, but a quorum was not present during that meeting and the item was re-noticed for this meeting. She provided the Commission with a brief overview of the ordinance.

Commission Chair Marienfeld opened the public hearing at 6:12 pm.

There were no comments.

Commission Chair Marienfeld closed the public hearing at 6:12 PM.

Motion: Commissioner Villalpando-Salas moved to forward a positive recommendation to the City Council on Ordinance 202-12 without amendments. Commissioner O’Leary seconded the motion.

Discussion: There was a discussion about the allowed number of producible gallons. Planning Director Shepard said that amount is determined by state liquor laws.

Vote: Motion passed 6-0 with Commissioners Wojciechowski, Wells, Villalpando-Salas, O’Leary, Ballard, and Marienfeld voting aye. Commissioner Knight was not present for the vote.

4. Public Hearing on Proposed Planning Resolution 06-2021 A Resolution Approving the Creekside Townhomes, A Nine Unit Townhome Site Plan and Preliminary Plat

Planning Director Shepard provided an overview of the project and explained that it was originally approved in 2018 but the final plat was not recorded, and the approvals have expired. She noted that the Engineering Department has some concerns about the floodway and bank stabilization and recommended that the Commission open the public hearing and keep it open until the next meeting. She said this would

allow time for additional comments and for the developer to work through some of the engineering concerns.

Commission Chair Marienfeld opened the public hearing at 6:22 pm.

Steve Swift said, “I’m Steve Swift and this is my wife, Jerry. We own the property just to the west of this property or the tail end of this property. It’s the only house or unit in the area. We have no complaints about it, we think it’ll be good for the area if they solve the scouring problem. It might even protect our home a little bit better. We’re pretty high up and the flood waters are down at the bottom of the bank. It didn’t do too much damage at all. We said this is an advantage to our place. It’ll take a catastrophic flood to do any damage to our place, but, yeah, we’re all for it. That’s all I got to say. Thank you.”

Motion: Commission Chair Marienfeld moved to continue the public hearing until the next meeting so that we can receive further input if there are any changes to the development plans. Commission Wojciechowski seconded the motion.

Vote: Motion passed 6-0 with Commissioners Ballard, O’Leary, Villalpando-Salas, Marienfeld, Wells, and Wojciechowski voting aye. Commissioner Knight was not present for the vote.

5. **Discussion Item**

5.1 Discussion Session on Employee/Workforce Housing Opportunities

Planning Director Shepard said the staff report reviews the issues and provides background information. She said many of the potential changes are zoning changes that the Commission will have to review first. She reviewed a document that outlined the potential projects/policy changes. There was discussion about adapting the code for apartments to become more feasible for developers. There was a discussion about a transfer tax that is used in other states, but it would not work for Utah. Commission Chair Marienfeld asked Senior Projects Manager Myers which projects should be first priority. Senior Projects Manager Myers said Walnut Lane, deed restrictions, tiny homes, and RV living. There was discussion about deed restrictions and modifying parking requirements.

Senior Projects Manager Myers provided an update on the Walnut Lane project. Commissioner Wells requested fixing the PAD. There was discussion about amending the parking code and the process to move forward. There was a discussion about pitched and flat roofs, height requirements, and allowing different configurations in the R-2 zone.

6. **Future Agenda Items:**

Planning Director Shepard and Assistant Planner Shurtleff highlighted some applications that would come before the Commission in the near future.

7. **Adjournment:** Commission Chair Marienfeld adjourned the meeting at 7:59 PM.