

## MOAB CITY PLANNING COMMISSION MINUTES September 8, 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](http://www.utah.gov/pmn) and video is archived at <https://www.youtube.com/watch?v=rvPKcqqKBXE>.

### ***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:08 p.m. Commission Members Ruben Villalpando-Salas and Jeremy Lynch attended and Commission Members Jessica O'Leary and Jill Tatton were absent. Planner Cory Shurtleff, Assistant Planner Jessica Thacker, Planning and Zoning Administrator Anna Anglin, Sustainability VISTA Richard Lory and Recorder Sommar Johnson attended. Two applicants for approval also attended.

***Citizens to be Heard:*** There were no Citizens to be Heard.

***Approval of Minutes:*** Commission Chair Marienfeld moved to approve Moab City Planning Commission Regular Meeting Minutes from August 25, 2022. Commission Member Villalpando-Salas seconded the motion. The motion passed 3-0 with Commission Members Villalpando-Salas, Lynch and Marienfeld voting aye.

### ***Public Hearing on Zoning Map Amendment:***

***Presentation:*** Planning Director Shurtleff and Planning Administrator Anglin introduced proposed **Ordinance No. 2022-14**: an ordinance approving a zoning map amendment for approximately 1.5 acres of a parcel located at 1492 S (Aggie Blvd.) and Highway 191, Moab, UT (#01-0018-0002) from General Commercial Zone (C-4) to Manufactured Housing Residential Zone (R-4). Anglin pointed out compliance with proposed uses at the time of annexation.

***Public Hearing:*** Commission Chair Marienfeld opened the public hearing at 6:17 p.m. and there were no citizen comments. She closed the public hearing.

### ***Aggie Boulevard Rezone Recommendation to Council—Approved***

***Motion and Vote:*** Commission Member Lynch moved to forward a positive recommendation to the City Council on Proposed **Ordinance 2022-14** to rezone 1.5 acres of a parcel located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah (parcel# 01-0018-0002) from General Commercial (C-4) to Manufactured Housing Residential (R-4). Commission Member Villalpando-Salas seconded the motion. The motion passed 3-0 with Commission Members Villalpando-Salas, Lynch and Marienfeld voting aye.

### ***Outdoor Lighting Code Amendment—Discussion***

Sustainability VISTA Lory presented a redline draft outdoor lighting code amendment. He explained proposed lighting ordinance changes including commercial lighting until 10:00 p.m. or business close, if later. He reintroduced discussion of up lighting for federal or state flags. Commissioner Lynch brought up concerns regarding very large flags. Discussion ensued regarding presenting opposing viewpoints to Council. Signage lighting was discussed, including maximum allowable lumens. Also discussed were special provisions for off-site directed illumination that does not otherwise comply with code. Light trespass illustrations in the code were mentioned.

### ***Proposed Landscaping Standards Code Framework—Discussion***

Planning Director Shurtleff presented a working document prepared by planning staff and Western Resource Advocates. Shurtleff stated the importance of water conservation in the

preparation of landscaping standards and acknowledged the additional call for green space in the plan. Landscape-based screening and buffering were discussed. Shurtleff brought up prior discussion topics in relation to Council directives, including standards for turf limits, plant lists, hydro zones and water budgets, in terms of the general plan and a goal to promote a pleasant and attractive atmosphere. Shurtleff mentioned special landscape code provisions for specific areas such as Planned Area Developments (PADs). He pointed out the importance of property owner rights regarding redevelopment with water-intensive turf most impacted by the proposed new code. Areas for exemption were brought up, including approved agricultural uses. Commission Chair Marienfeld asked about the most controversial elements of the proposed plan, and Planning Director Shurtleff mentioned turf grass is the most prone to conflict. Sprinkler timing, scheduling, metering and enforcement were discussed and Shurtleff pointed out these may not be part of a landscaping plan, but might rather be included in a Drought Management Plan. Shurtleff also mentioned irrigation design plans, along with an invitation to involve interested community members in the overall discussion of landscaping standards. Marienfeld brought up the need for modernizing the code and updating neighborhood covenants.

***Future Agenda Items:***

Planning Director Shurtleff brought up a parking exception proposal for a downtown eating establishment, which could set precedent. He also mentioned upcoming site plan approvals. Commission Chair Marienfeld mentioned recent Grand County initiatives regarding alternative dwellings for workforce housing.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:14 p.m.