

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
April 25, 2024

Moab City Planning Commission held its regular meeting on the above date in Council chambers. Audio is archived at www.utah.gov/pmn and video is at www.youtube.com/watch?v=EMxMYTWCZ24&t=419s.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:14 p.m. Commission Members Carolyn Conant, Jill Tatton and Machael Layton attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, City Council liaison Luke Wojciechowski and applicants for the action item also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Conant moved to approve the draft minutes of the April 11, 2024 Regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Positive Recommendation for Shumway Annexation—Approved

Presentation and Discussion: Planning Administrator Anglin introduced the proposed Shumway Annexation located at 1082 South Highway 191, Moab, Utah. She explained the pre-annexation was approved and included a plan for a mixed-use development. She said any residential element would be subject to the active employment household ordinance, as well as environmental sustainability requirements. She said the subject property was included in the City's future land use map for possible annexation. Planning Director Shurtleff stated the property owner and applicant representatives were present. He briefly outlined the annexation process. He stated there had been no protests regarding the annexation and noted public hearings were to be scheduled. Commission Chair Marienfeld spoke favorably about the proposed annexation. Commission Member Layton asked about the sequence of events regarding subdivision and plat prior to annexation. Anglin explained subdivisions are recorded with Grand County regardless of whether the subject property is within City limits. Shurtleff explained details of the subject parcel and its status in a historical subdivision. Layton asked about the desire of the applicant to annex into the City. Marienfeld explained there were elements to the City's C-4 Commercial zone that were more suitable to the applicant's interests than the County's Highway Commercial zone, including the allowable height difference and reduced parking requirements. Layton asked about interest in annexation of adjacent properties.

Motion: Commission Member Tatton moved to forward a positive recommendation to Moab City Council for **Ordinance 2024-01**: an ordinance to approve the annexation of property located 1082 S HWY 191, Moab, UT 84532. Commission Member Conant seconded the motion.

Discussion: Layton expressed her dislike of the single parcel annexation rather than a larger group of properties annexing at once. She noted the disparity in City and County zoning code, which would enable the single property to build taller than surrounding County properties, affecting the adjacent residential neighborhood. She likened it to spot zoning. Shurtleff explained the essential difference is a five foot height advantage with minor setback differences with neighboring commercial properties. He pointed out buffering mitigation within City limits is more advantageous to surrounding properties, and also noted the complexity of several adjacent zones in close proximity.

Vote: The motion passed unanimously.

Future Agenda Items: Planning Director Shurtleff announced a minor subdivision, condominium and townhome plat approvals, and other matters. He said a Cottonwood Condominiums appeal is currently under consideration by the City's attorney. Discussion ensued regarding in-process developments.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:04 p.m.