

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
November 14, 2024

Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is www.youtube.com/watch?v=kFoCHIp6CPM.

Call to Order and Attendance: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Jill Tatton, Machael Layton, Carolyn Conant and Miles Loftin attended. City Community Development Director Cory Shurtleff, Strategic Initiatives and Sustainability Director Alexi Lamm, Attorney Lisa Watts Baskin and City Council Liaison Luke Wojciechowski also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Conant asked about notification regarding planned absences. Commission Member Loftin moved to approve the draft minutes of the October 24, 2024, Regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Public Hearing and Recommendation of New Subdivision Procedures—Approved

Commission Chair Marienfeld opened the public hearing at 6:08 p.m.

Presentation and Discussion: Community Development Director Shurtleff introduced Attorney Watts Baskin, who explained the Utah legislature's mandate to change the City's subdivision code. She explained that under the new ordinance, new subdivisions will be approved administratively rather than by City Council. She said the ordinance will apply to any subdivisions, not just for small residential development or townhomes. Baskin Watts explained the history of the state's legislative changes to the subdivision code and proceeded to review the draft ordinance by sections. Community Development Director Shurtleff explained the City's approach to which staff members would have authority to approve applications. Watts Baskin outlined timeline requirements for various stages of the application process. Public hearing requirements were discussed. Code changes for the subdivision review process were discussed. She said there is specific new language regarding sidewalk and landscaping improvements. Shurtleff added further proposed changes suggested by City officials.

Public Comments: None. Commission Chair Marienfeld closed the public hearing at 6:50 p.m.

Discussion: Commission Member Conant brought up the definition of a small municipality as described in the code, and Moab's population being above the threshold, and Attorney Watts Baskin stated the proposed ordinance would need to be corrected to reflect Moab's municipal size. Community Development Director Shurtleff pointed out that the shorter deadline for turnaround for larger towns would not impact his department's ability to meet the deadlines.

Motion and Vote: Commission Member Loftin moved to forward a positive recommendation to the City Council regarding **Ordinance 2024-05**: an ordinance amending Moab Municipal Code Title 16, Subdivisions, to comply with the Utah legislature's mandate in Senate Bill 174 (2023) And House Bill 476 (2024), to streamline and clarify subdivision procedures and related matters with the three modifications for City staff and the planning director and the text modification from 40 to 30 days as identified. Commission Member Layton seconded the motion. The motion passed unanimously.

Blue Bison Villas Level II Site Plan—Approved

Presentation and Discussion: Community Development Director Shurtleff presented the Blue Bison Villas Level II Site Plan, located at 398 Kane Creek Boulevard. Owner and developer representatives were in attendance for the discussion of the residential, multi-household townhome and condominium development. Shurtleff provided background information regarding the zoning and submittal history of the parcel. City utilities, vested landscaping requirements and concept renderings were discussed.

Shurtleff explained the site plan review process and debatable elements of the Active Employment Household (AEH) aspirations. He mentioned floodway concerns and utility needs as components of the review discussions. Commission Chair Marienfeld brought up the community's desire for a bike path, which is in the current development plan. She expressed concern about the developer's plan to offer higher-priced units as part of the AEH quota. Commission Member Loftin concurred about the mix of unit types proposed and the likelihood of occupancy of the higher-priced units. Commission Member Conant asked about the proximity of the floodway, planned parking and utility access on Kane Creek Boulevard. Community Development Director Shurtleff contributed to the discussion by emphasizing the developer's planned proportionality of the units and future contemplation of occupancy.

Motion and Vote: Commission Member Loftin moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 06-2024**, a planning resolution conditionally approving the Level II Site Plan for the Blue Bison Villas, on property located at 398 Kane Creek Boulevard, Moab, Utah 84532, with the following conditions: 1. all outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Coordinator prior to building permit application approval, including sections a, b, and c and all that follows. Commission Member Tatton seconded the motion. The motion passed unanimously.

Montandon Special Exception Request for Landscaping—Approved

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm presented a request for a special exception to the landscaping ordinance. She explained that existing mature trees were not on the approved plant list, but the applicant desired an exception to count the trees toward the landscape requirements. Discussion ensued about the existing elm and ash trees as pest trees. The noxious weeds list was mentioned and the possibility of adding elms to the County's list. Commission Chair Marienfeld asked how close to compliance the applicant would be if the existing elm trees were disallowed. She also spoke about the spirit of the landscape ordinance and the desire for drought tolerant shade trees. Lamm explained it would be more expensive for the applicant to remove the elms and plant different street-side trees, but even if the elms were disallowed, the applicant could keep the elms and would be required to plant additional trees. Discussion ensued regarding management of noxious trees. Options for approval were discussed. Shurtleff explained the spirit of the ordinance exception process.

Motion and Vote: Commission Member Loftin moved that the City of Moab Planning Commission approve **Planning Resolution 07-2024**, the Montandon Special Exception Request: Landscaping Standards, for property located at 885 North 500 West Moab, Utah 84532, with the modification that none of the elm trees on the property count toward the foliage requirement. Commission Member Tatton seconded the motion. The motion passed unanimously.

Future Agenda Items: Commission Member Conant asked about the code update and energy efficiency measures. Shurtleff brought up the complete streets policy standard and Lamm mentioned water conservation standards for fixtures and solar by right legislation. Shurtleff spoke about the upcoming December meeting and some minor subdivisions that may not come before Planning Commission. He mentioned the zoning code update. Commissioner terms were discussed.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:43 p.m.