

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
May 8, 2025

Call to Order and Attendance: 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 archived at www.youtube.com/watch?v=dmnP4ua18Rg. Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Miles Loftin and Jill Tatton were in attendance. Commission Member Carolyn Conant and Community Development Director Cory Shurtleff attended via electronic means. Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, and Strategic Initiatives and Sustainability Director Alexi Lamm also attended.

Approval of Minutes: Commission Member Conant moved to approve the draft minutes of the April 24, 2025, Regular Planning Commission meeting. Commission Member Loftin seconded the motion. The motion passed unanimously.

Public Hearing for Subdivision Ordinance and Recommendation to Council—Approved

Commission Chair Marienfeld opened the public hearing at 6:07 p.m. There were no public comments.

Presentation and Discussion: Community Development Director Shurtleff presented a redlined version of **Ordinance 2025-07**: an ordinance amending the Moab Municipal Code, Title 16 Subdivisions, to comply with land use authority designations and resulting final mylar plat signature authorizations, removing the City of Moab Planning Commission and City Council. He explained the change of land use authority was established by the Utah legislature. Commission Members agreed there were no concerns about the ordinance.

Motion and Vote: Commission Member Loftin moved to recommend approval of **Ordinance 2025-07**: an ordinance amending the Moab Municipal Code, Title 16 Subdivisions, to comply with land use authority designations and resulting final mylar plat signature authorizations, removing the City of Moab Planning Commission and City Council. Commission Member Tatton seconded the motion. The motion passed unanimously.

Off-Site Parking Agreement—Conditionally Approved

Presentation and Discussion: Associate Planner Blanco presented a brief history and current request resulting in **Planning Resolution 08-2025**, a planning resolution approving the off-site parking agreement request for the Expedition Eighty8 Restaurant on property located at 477 S Main Street. She explained the restaurant was transitioning from an amenity eating establishment to a full-service restaurant, a change which triggered a requirement for eight more parking spaces. She stated the property owner also owns the adjacent property to the south on Main Street and requested the newly required parking to be located on the adjacent lot. It was pointed out that the north property parking lot was also being upgraded and expanded to the property to the south. Blanco demonstrated the request adhered to all applicable code regarding parking exceptions. No Planning Commission Members had concerns about the request for the parking exception request. Commission Chair Marienfeld noted that the original approval of the property's site plan did not appear to provide enough parking for the hotel, retail establishment and restaurant, and she supported the parking expansion. Blanco mentioned that a second condition be added requiring the owner to record the change with the Grand County Recorder.

Motion and Vote: Commission Member Conant moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 08-2025**, a planning resolution approving the off-site parking agreement request for the Expedition Eighty8 Restaurant on Property Located at 477 S Main Street, Moab, UT 84532 conditional with the following conditions: 1. City Attorney approval of the Off-Site Parking Agreement, and 2. Off-Site Parking Agreement is recorded with the Grand County Recorder. Commission Member Loftin seconded the motion. The motion passed unanimously.

Lost Springs Condominiums Plat—Approved

Presentation and Discussion: Associate Planner Blanco presented the condominium plat for the Lost Springs Condominiums Plat, on Property Located at 238 South 400 East. The Planning Commission members were asked to consider if the Active Employment Household (AEH) requirement to provide 33 percent of units

for qualifying local members of the workforce was proportioned correctly. Blanco explained that the parcel was split between the C-4 neighborhood commercial zone and the R-3 multifamily residential zone. She said that only the portion of the property that was in the R-3 zone was subject to the AEH requirement. It was pointed out that only one residential building of 12 units was in the R-3 zone, with the other 68 units in the C-4 zone. Therefore, it was explained, four units were required to satisfy the AEH ordinance. Community Development Director Shurtleff explained that the Lost Springs development was originally approved as rental apartments and was then sold to a new developer which opted to condominiumize the project. He said each AEH unit must be similar in size and style of the other units, and the AEH units would be deed restricted and must be occupied by qualifying members of the local workforce at least nine months of the year. He said the number of parking spaces for the development, located in a lot in the R-3 portion of the parcel, reflected R-3 parking requirements. Commission Members expressed disappointment in the change to condominiums from the original apartment complex development, which was intended to house members of Moab's workforce as well as displaced residents who lived in a trailer park on the premises before the development. The engineer for the project was asked if the AEH units would be rental apartments and he said he did not know. He described where the AEH units were situated in the building. A discussion regarding the proportionality of the AEH units ensued.

Motion and Vote: Commission Member Loftin moved to approve the Lost Springs Condominiums Plat, on Property Located at 238 S 400 E Moab UT 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

Electric Vehicle (EV) Readiness Proposed Ordinance—Discussion

Strategic Initiatives and Sustainability Director Lamm presented a recap of work completed on the draft EV Readiness ordinance. She said the Moab City Council has set a goal to reduce greenhouse gas emissions by 80 percent by 2040 and requiring new multi-family residential construction to provide infrastructure for charging EVs was under consideration. She presented statistics regarding the proportion of residents with EVs, what percentage charged vehicles at home, and the percentage of housing in Moab that is not owner-occupied (rentals). Discussion ensued regarding requirements for electrical service capability without requiring actual installation of EV charging stations. Proportions of the amount of parking spaces to be required for EV as well as Americans with Disabilities Act (ADA) requirements was discussed. Permit fees and triggering thresholds for retrofits requiring upgraded electrical service were discussed. Staff workload regarding a proposed permit fee forgiveness program was discussed. Lamm said the ADA proportional functionality requirement needs further consideration. Practicality of fast chargers was contemplated, as well as compliance triggers for existing parking lot upgrades. Exemptions, such as loading zones and larger neighborhood transformer requirements, were deliberated.

Future Agenda Items: It was determined that planned absences would not result in a quorum at the next regular meeting, and the meeting was cancelled.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:12 p.m.