

MOAB CITY PLANNING COMMISSION MINUTES
SPECIAL MEETING
December 1, 2025

Moab City Planning Commission held a special meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is at <https://www.youtube.com/watch?v=mwQXEIqoaYw>.

Call to Order and Attendance: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:13 p.m. Commission Members Jill Tatton, Shalee Bryant and Miles Loftin attended. Commission Member Carolyn Conant and City Council liaison Luke Wojciechowski attended via electronic means. Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Planning Technician Kelsi Garcia, Strategic Initiatives and Sustainability Director Alexi Lamm and members of the public also attended. There were no citizens to be heard.

Approval of Minutes: Commission Member Loftin moved to approve the draft minutes of the October 23, 2025, Regular Planning Commission meeting. Commission Member Bryant seconded the motion. The motion passed unanimously.

2025 Non-Motorized Master Trail Plan—Public Hearing and Presentation

Associate Planner Blanco introduced the draft Non-Motorized Master Trail Plan. Commission Chair Marienfeld opened the public hearing at 6:17 p.m. Katie Murphy, Grand County Special Project Coordinator for the plan provided information not included in the meeting packet. Maddie Logowitz, Grand County Active Transportation and Trails Director, stated a section on maintenance of natural surface trails was added to the draft plan. Commission Member Conant asked if previous public comments regarding speed limits and enforcement on bike paths had been addressed. Murphy said the draft plan included brief policy recommendations and said speed limits and enforcement were not the purview of the plan. Commission Chair Marienfeld noted that one emailed public comment had been received by the Planning Commission in support of the plan. Commission Member Bryant asked about the City's financial support for the plan and construction disruptions anticipated by the plan. Commission Member Loftin stated his support for the plan with the caveat that enforcement and consideration for user groups be addressed. Community Development Director Shurtleff explained the City's funding match for the plan. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:35 p.m.

2025 Non-Motorized Master Trail Plan—Positive Recommendation to City Council

Associate Planner Blanco offered wording for a corrected motion. Community Development Director Shurtleff explained the coordination of City Council and County Commission approvals.

Motion and Vote: Commission Chair Marienfeld moved to recommend approval by City Council of **Resolution 17-2025**, a resolution approving the 2025 Non-Motorized Master Trail Plan as prepared by the Grand County Active Transportation and Trails Department. Commission Member Tatton seconded the motion. The motion passed unanimously.

Water Shortage Response Plan—Positive Recommendation to City Council

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm presented the latest draft of the Water Shortage Response Plan as prepared by Moab City Staff. She explained certain elements of the Plan were transferred to a draft ordinance to encompass enforcement and fines for violations. She noted updates after legal review regarding indoor excess and voluntary compliance. Commission Chair Marienfeld expressed appreciation for Lamm's responsiveness to Planning Commission feedback.

Motion and Vote: Commission Member Loftin moved to recommend approval by City Council of **Resolution 18-2025**, a resolution approving the Water Shortage Response Plan as prepared by Moab City Staff. Member Bryant seconded the motion. The motion passed unanimously.

Regulations for Short-Term Shortages of Water—Public Hearing and Recommendation

Commission Chair Marienfeld opened a public hearing at 6:50 p.m. regarding **Ordinance 2025-18**, an

ordinance amending the text of the Moab Municipal Code (MMC), amending Section 3.50.180, amending 13.20.030, and adding Section 13.30 to include additional regulations required for short-term shortages of water within the City of Moab. Strategic Initiatives and Sustainability Director Lamm explained the ordinance would prescribe actions when City officials determined a water shortage required emergency actions, including declaration of a water shortage and termination of the declaration. Enforcement and fines were discussed. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:57 p.m.

Motion and Vote: Commission Member Bryant moved to recommend approval to City Council for **Ordinance 2025-18**, an ordinance amending the text of the Moab Municipal Code (MMC), with modifications, amending Section 3.50.180, amending 13.20.030, and adding Section 13.30 to include additional regulations required for short-term shortages of water within the City of Moab. Commission Member Loftin seconded the motion. The motion passed unanimously.

Urban Wildland Interface (WUI)—Discussion

A corrected agenda title replaced Urban Wildlife Interface. Strategic Initiatives and Sustainability Director Lamm explained HB48 is a legislative requirement for a community wildfire preparedness plan (CWPP) under Utah's Cooperative Wildfire System and is a tool for reducing wildfire risk in Moab. It was explained that an updated CWPP ensures the City remains eligible for state and federal wildfire-mitigation grants, and the CWPP is the first step in a series of mitigation measures that the City will undertake to mitigate wildfire risk and remain compliant with Utah Code. Lamm and Shurtleff explained the City must adopt the 2006 Utah Wildland-Urban Interface Code and a map designating affected properties.

Land Use Code Update—Discussion

Community Development Director Shurtleff introduced a framework for considering long-anticipated updates to the land use code. He explained that the consultants produced a first draft of the code revision and a different approach was adopted to continue revisions by City staff after consideration. He said the Planning Commission would engage in workshop discussions about all affected sections of the code for the near future, with a thirty-minute standing agenda item at each Planning Commission meeting. Shurtleff explained the intention of creating a framework for the code that would be helpful to developers and property owners in a checklist format. Discussion ensued regarding elements of the code that will be included in the update, ranging from zoning districts and a zoning map to buildings and construction, subdivisions, streets and sidewalks, tree stewardship, overnight camping, storage of junk and debris, nightly rentals, complete street standards, condominiums, townhomes and tiny homes. Shurtleff stated nomenclature would be reviewed, including definitions for day care, and considerations for environmental management, stormwater and geohazards. Commission Chair Marienfeld stated that accurate public noticing is vital. Community Development Director Shurtleff explained a new state law that required written notice to all landowners and tenants regarding changes, which could add up to 15,000 letters and could be a financial burden for the City.

Future Agenda Items: Commission Chair Marienfeld announced an opening on the Planning Commission, due to Commission Member Loftin's election to City Council with his term beginning in January. Associate Planner Blanco said upcoming agenda items for the December 11 Regular Meeting included consideration of a map for the Urban Wildland Interface (WUI), a public hearing for a development agreement, and a workshop for the land use code, as well as consideration of the 2026 meeting schedule.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:06 p.m.