

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
April 23, 2026

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=3DP-bonTlJA. Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Shalee Bryant, Steve McClure, Carolyn Conant and Jill Tatton attended. Also in attendance were Associate Planner Johanna Blanco, Planning Technician Kelsi Garcia and City Council Liaison Miles Loftin.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Bryant moved to approve the draft minutes of the April 9, 2026, regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Moab Area Housing Task Force Annual Update:

Associate Planner Blanco presented an update of the Moab Area Housing Task Force, for which she serves as Chair. She reviewed the history and purpose of the group. She went over City involvement in the past year and noted a community survey was conducted and the housing pipeline status was ascertained. She reported on Walnut Lane, deed restriction administration, the municipal code update, and more. She invited residents to join the City's housing subcommittee and said the time commitment was one hour per month. She presented the housing pipeline, which was current as of April 1. She presented the status of developments for multi-household residences that have been proposed, are vested, have building permits, and more. She presented a list of a total of 794 units that have active building permits. Commission Member Conant reported on her work on the committee.

Amendments to the Moab City Planning Commission Bylaws—Discussion

Commission Members discussed the draft bylaws and mentioned potential corrections and word choice matters. Procedures for filling vacancies, appointments, attendance, and more were discussed. Blanco indicated that some revisions were taken directly from a new state statute governing planning commissions. Training requirements and training opportunities for commission members were discussed.

Land Use Code Update—Discussion

Associate Planner Blanco presented progress on the draft land use code definitions. Financial institutions, including banks, pawn shops, mortgage brokers, insurance brokers and check-cashing institutions were mentioned. Comparison with other small municipalities was requested. Existing overnight accommodations were discussed, including non-conforming uses. Discussion ensued regarding personal services establishments, and Blanco explained home occupations have a separate section in the code. Building and landscaping retail supplies were mentioned. For the suggested neighborhood retail category, Blanco suggested adding nonprofit to the definition. Hours of operation were discussed as an indicator of neighborhood business parameters. Off highway vehicle rentals and guide services were mentioned, as well as transit stations and public parking lots. Blanco suggested transit and public parking would fit into civic uses. Industrial uses, including indoor or outdoor activities, home occupations and existing uses, were discussed. Manufacturing, storage, laboratories and warehouse uses were considered. Live/work dwellings were deliberated.

Future Agenda Items:

Associate Planner Blanco stated the draft planning commission bylaws would be considered for approval. An upcoming training at the library was mentioned.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:51 p.m.