



FEBURARY 10, 2022  
PLANNING COMMISSION MEETING 6:00 P.M.

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), the Moab Planning Commission Chair has issued written determinations supporting the decision to convene electronic meetings of the Planning Commission without a physical anchor location. Due to the health and safety risks related to the ongoing COVID-19 pandemic and considering public health orders limiting in-person gatherings, Moab City Planning Commission will continue to hold meetings by electronic means. The public is invited and encouraged to view and participate in the Planning Commission's electronic meetings by viewing the City's YouTube channel: <https://www.youtube.com/MoabCityGovernment>. Individuals wishing to participate in the Citizens to be Heard portion of the should submit their comments using this form: Public Comment Form. Comments submitted for the Citizens to be Heard portion of the agenda will be incorporated into the meeting minutes as part of the permanent record. Citizens to be heard Zoom Link:

<https://us02web.zoom.us/j/89001186724> . Meeting ID: 890 0118 6724 One tap  
mobile [+16699009128](tel:+16699009128),89001186724# US (San Jose)

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F\\_F8J6J5ROFAEUPTNKW938GR8DVWEOJHH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJHH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

3.1. Approval Of Minutes

Possible Action. Approval of Minutes from Planning Commission Meetings: 9/23/21, 10/14/21, 10/28/21, 11/18/21, 12/16/21, 1/13/22, 1/24,22

Documents:

[MIN-PC-2021-09-23 DRAFTET.PDF](#)  
[MIN-PC-2021-10-14 DRAFTET.PDF](#)  
[CORRECTED MIN-PC-2021-10-28 DRAFTET.PDF](#)  
[MIN-PC-2021-11-18 DRAFTET.PDF](#)  
[MIN-PC-2021-12-16 DRAFTET.PDF](#)  
[MIN-PC-2022-01-13 DRAFTET.PDF](#)  
[MIN-PC-2022-01-24 DRAFTET.PDF](#)

4. Discussion Item

4.1. Staff Update On Resolution #33-2021, R3/R4 Active Employment Household Requirement Code Amendment  
**Briefing and Discussion. Presentation by Matt Kowta, BAE urban economics, regarding development code amendment support research.**

5. Future Agenda Items

6. Adjournment

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**September 23, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=6UwdTqBQoTQ](http://www.youtube.com/watch?v=6UwdTqBQoTQ).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. In attendance were Commissioners Brityn Ballard, Jessica O'Leary and Becky Wells. Staff in attendance were Assistant Planner Cory Shurtleff and City Recorder Sommar Johnson.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Approval of Minutes:***

***Motion and Vote:*** Commission Member O'Leary moved to approve the meeting minutes from July 22, August 12 and August 26, 2021. Commission Chair Marienfeld seconded the motion.

***Vote:*** The motion passed unanimously.

***Recommendation Regarding Accessory Dwelling Units (ADUs)—Approved***

Assistant Planner Shurtleff presented for consideration and possible recommendation to the City Council a draft **Ordinance 2021-16**: an ordinance amending the text of the Moab Municipal Code (MMC) to revise Section 17.70 Accessory Dwelling Units (ADUs) and Section 17.06.020 Definitions. He brought up modifications to the draft, including proposed deed restriction language to allow retired residents to satisfy the employee and workforce housing requirement. He noted new language for a requirement that ADUs are only allowed in association with a primary residential use. He noted a modification to allow ADUs to be built before the primary dwelling, if the owner plans to occupy the home under construction. Front yard setback and building height concerns were brought up, along with maximum ADU size. The number of ADUs allowed per lot in different residential zones was noted. Shurtleff clarified that no nightly rentals are allowed. Distance between structures was mentioned. A revised draft ordinance edited by Commission Member Ruben Villalpando-Salas was briefly mentioned. Commission Chair Marienfeld opened discussion by asking about allowed maximum ADU size. Commission Member Wells voiced support for a maximum ADU size of 1500 square feet (sf) with a minimum lot size of 20,000 sf. For standard lot size, consensus was made to limit ADU size to 1200 sf. Shurtleff clarified that the minimum size proposed would be 375 sf. Discussion ensued regarding the number of ADUs allowed per lot based on lot size in residential zones. Owner-occupancy requirements of both Internal ADUs (IADUs) and External ADUs (EADUs) were clarified from the draft. Owner-occupancy requirements for IADUs without specific safety improvements were viewed favorably by commission members.

***Motion and Vote:*** Commission Chair Marienfeld moved to recommend draft **Ordinance 2021-16**: an ordinance amending the text of the Moab Municipal Code (MMC) to revise Section 17.70 Accessory Dwelling Units (ADUs) and Section 17.06.020 Definitions, with amendments. Commission Member O'Leary seconded the motion. The motion passed unanimously.

***Future Agenda Items:***

Assistant Planner Shurtleff predicted a couple of minor subdivisions and a number of site plans for future review.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:09 p.m.

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**October 14, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=TLLGoMjg8Io](https://www.youtube.com/watch?v=TLLGoMjg8Io).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. In attendance were Commissioners Brityn Ballard, Jessica O'Leary, Ruben Villalpando-Salas, John Knight and Luke Wojciechowski. Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Action Item: Lawrence Minor Subdivision—Approved***

***Discussion:*** Assistant Planner Shurtleff presented a resubmittal of a previously approved 2020 subdivision and explained mitigating circumstances that resulted in a delay of the recording of the original subdivision.

***Motion and Vote:*** Commission Member Ballard moved to forward a Positive Recommendation to City Council on **Resolution 31-2021** – A Resolution Conditionally Approving the Lawrence Minor Subdivision of property located at 479 Bowen Circle, Moab, UT, subject to the following conditions: 1. The existing structure located on Lot 2 of the Lawrence Minor Subdivision 2021 must be removed or relocated in compliance with property setbacks within Lot 2 of the Lawrence Minor Subdivision 2021 before final recording of the Plat. 2. All Engineering comments shall be addressed to the satisfaction of the City Engineer prior to City Approval by the City Engineer on the Final Plat. Commission Member O'Leary seconded the motion. The motion passed unanimously in a roll call vote.

***Discussion Item: Sign Code***

Commission Chair Marienfeld opened a discussion on draft **Ordinance 2021-18**, Text Amendment to the Moab Municipal Code, including: Relocation of Section 15.44 Sign Code to new Section 17.93 Sign Code; and Relocation of Titles 17.09.430, -440, -450, -460, -465, and -470, to new section Title 17.93 Sign Code; and Amending the MMC with clarifying language identifying prohibited LED and LCD Display Technologies; and Amending Moab Municipal Code with clarifying language identifying Exempt, Temporary, and Prohibited Signs; and Amending the MMC Sign Code Definitions. Assistant Planner Shurtleff presented proposed municipal code revisions regarding sign code, including changes that would be consistent with recently-adopted County code. He mentioned the desire to consolidate all regulations for signs to be relocated into Title 17 Zoning. In addition, flag banner signs known as blade signs or feather signs would be limited to specific uses and applications, and prohibitions of specific types of sign illumination such as LED, LCD and similar types. Signage impact on Dark Skies legislation was discussed. The new sign at the high school was brought up, as well as free-standing A-framed sandwich signs.

***Future Agenda Items:***

Assistant Planner Shurtleff announced an upcoming minor subdivision and multiple site plan approvals as well as consideration of R-3 and R-4 zone multi-household requirements.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:00 p.m.

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**October 28, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Archived audio is at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=OLLS7AjOH0o](http://www.youtube.com/watch?v=OLLS7AjOH0o).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. In attendance were Commissioners Brityn Ballard, Ruben Villalpando-Salas, Becky Wells and Luke Wojciechowski. Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Public Hearing: Signage Ordinance Amendments***

At 6:06 p.m., Commission Chair Marienfeld opened a Public Hearing Regarding Draft **Ordinance #2021-18** -- An Ordinance Amending The Moab Municipal Code (MMC) With Clarifying Language Identifying Prohibited LED And LCD Display Technologies; And Amending The MMC With Clarifying Language Identifying Exempt, Temporary, And Prohibited Signs; And Amending The MMC Sign Code Definitions; And Relocation Of Section 15.44 Sign Code To New Section 17.93 Sign Code, With Incorporation Of Generally Duplicated Sections Into Consolidated Sections.

***Presentation and Public Hearing:*** Assistant Planner Shurtleff presented proposed amendments to the sign code. There were no written or verbal public comments. Commission Chair Marienfeld closed the public hearing at 6:27 p.m.

***Discussion:*** Commission Member Wells brought up an example of a backlit display sign and discussion ensued regarding compliance with existing signage code and the Dark Sky ordinance. Various types of signs including those with spotlights, window stickers, murals and similar were mentioned.

***Motion and Vote:*** Commission Member Villalpando-Salas moved to forward a Positive Recommendation to City Council on **Ordinance 2021-18** – An Ordinance Amending The Moab Municipal Code (MMC) With Clarifying Language Identifying Prohibited LED And LCD Display Technologies; And Amending The MMC With Clarifying Language Identifying Exempt, Temporary, And Prohibited Signs; And Amending The MMC Sign Code Definitions; And Relocation Of Section 15.44 Sign Code To New Section 17.93 Sign Code, With Incorporation Of Generally Duplicated Sections Into Consolidated Sections, with added language regarding fuel price signage. Commission Member Wojciechowski seconded the motion. The motion passed unanimously.

***Discussion Item: Active Employee Households Code Amendments***

Assistant Planner Shurtleff introduced the Resolution passed by City Council regarding the effort to protect Moab's workforce from the ongoing housing crisis. He discussed ownership, affordability and occupancy requirements. Shurtleff explained proposed deed restrictions related to City **Resolution 33-2021** To Formally Initiate Proceedings To Amend The Moab Municipal Code (MMC) Sections 17.45 Single-Household Residential Zone, 17.48 Multi-Household Residential Zone, 17.51 R-4 Manufactured Residential Zone To Add A Requirement That New Residential Development Of More Than Two Households Be Subject To A Requirement That Some Of The Units Must Qualify As Active Employment Households And/Or Subject To Deed Restrictions Regulating The Use Of The Units As Workforce Housing. He explained the background surrounding the resolution, which officially initiates the process to amend the residential zones in Utah to require Workforce Housing as a part of developments with more than two units. Commission Chair Marienfeld clarified she would like to separate the

open space elements from the workforce requirement. Shurtleff explained how to assess or round-up fractional properties. Accessory Dwelling Units (ADUs) were also mentioned, along with exemptions for retired persons and family members.

***Future Agenda Items:***

Assistant Planner Shurtleff mentioned multiple site plans for consideration and minor subdivisions. Commission Member Villalpando-Salas asked about Hotspot Funding.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 7:16 p.m.

DRAFT

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**November 18, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Archived audio is at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=ju7Y81Pcijg&t](http://www.youtube.com/watch?v=ju7Y81Pcijg&t).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 p.m. In attendance were Commissioners Brityn Ballard, Ruben Villalpando-Salas, Becky Wells, Jessica O’Leary and Luke Wojciechowski. Planner Nora Shepard and Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no citizens to be heard.

***Creekside Townhomes Site Plan and Preliminary Plat--Approved***

***Presentation and Discussion:*** Planner Shepard introduced for consideration and possible approval **Planning Resolution 06-2021**, a resolution approving the site plan and preliminary plat for the Creekside Townhomes, a nine-unit townhome project at 545 Kane Creek Boulevard. Shepard explained the project, which was approved in 2018, had been delayed and the final plat had expired, necessitating the owner to reapply. Shepard explained that City Engineer Chuck Williams had new concerns about flood impacts and a scour study had been completed. She stated Williams consented to approval with conditions. Shepard noted the project had adequate parking. Ben Kjar and Alicia Davis, members of the development team, also attended.

***Motion and Vote:*** Commission Member Wells moved to approve **Planning Resolution 06-2021**, a resolution approving the Creekside Townhomes site plan and preliminary plat with the following conditions: prior to issuance of a building permit, the applicant will provide adequate information to the City Engineer for site improvements; scour protection consistent with the BCA Technical Memo Pack Creek Stabilization Dated 10 15 21 must be in place and approved by the City Engineer prior to issuance of a building permit; and a no rise certificate must be prepared by the developer’s engineer based on final design and approved by the City prior to the plans being approved for construction. Commission Member Villalpando-Salas seconded the motion. The motion passed 6-0 aye with Marienfeld, Wells, Villalpando-Salas, O’Leary, Wojciechowski and Ballard voting aye.

***960 Millcreek Employee Housing Site Plan—Approved***

***Presentation and Discussion:*** Planner Shepard introduced for consideration and possible approval **Planning Resolution 08-2021**, a Site Plan for the 960 Millcreek Employee Housing Project located at 960 Millcreek Drive. Applicant Colin Fryer also attended. Shepard described the project, which proposed to include 26 studio units, each with a bathroom and kitchenette as well as a common kitchen and restroom, along with a seven-bedroom house, two apartments and three four-plex townhome apartments. Mr. Fryer described the project as providing employee housing for the Red Cliffs Lodge, which would provide a shuttle to the lodge. Shepard stated City Engineer Williams is comfortable with approving the site plan. Shepard said the project did not maximize the buildable land, provided more parking than required and proposed appropriate landscaping. Commission Member Wojciechowski brought up the location of the dumpster and requested that it be moved farther from neighboring homes. He and Commission Chair Marienfeld also asked about deed restrictions. Shepard pointed out no nightly accommodations were allowed in the R-3 zone and the townhomes would not be able to be sold without a subdivision or condominiumization, which would require further approvals. Mr. Fryer described the arrangement Red Cliffs Lodge provides for employee housing and brought up a concern about a requirement to have 100-year storm drainage, which is more restrictive than

Richfield. Commission Member Ballard brought up concerns regarding the City's 100-year flood standard and inferred it thwarts development.

**Motion and Vote:** Commission Chair Marienfeld moved to approve **Planning Resolution 08-2021**, the 960 Mill Creek employee housing project as proposed with the following conditions: prior to construction the applicant will provide adequate information to the City Engineer for

site improvements; the City Engineer must approve the plans prior to building permit issuance; City staff and applicant will work together to reconsider and potentially relocate the on-site dumpster so as not to impact adjacent property owners and housing. Commission Member O'Leary seconded the motion. The motion passed 6-0 aye with Marienfeld, Wells, Villalpando-Salas, O'Leary, Wojciechowski and Ballard voting aye.

### ***Residential Zone Development Requirements—Discussion***

Planner Shepard introduced the discussion by stating the Planning Department had received a high amount of interest in the past weeks for apartments and condominiums including for deed-restricted workforce housing. She noted an application for student housing at the new Utah State University (USU) campus. She stated there was a high amount of interest in building apartments that could help to solve the workforce-housing crisis.

Shepard explained the pending development requirements would fit together with the County's recent legislation requiring a portion of new residential construction be restricted to active workforce housing with some exceptions. Assistant Planner Shurtleff clarified the City's interest is in workforce occupancy, rather than restrictions on ownership. He added that the majority of interested developers are supportive of the workforce housing restriction. He mentioned that about 20 percent of inquiries involved development of luxury townhomes marketed toward second homeowners.

**Future Agenda Items:** The date of the December Regular Planning Commission meeting was discussed, along with a proposed joint City-County Planning Commission meeting. Shepard also brought up the City Council's discussion of Accessory Dwelling Units (ADUs). Commission Member Wells stated her support of occupancy rules rather than requirements for ownership or other requirements. She mentioned that pressure on residential zones might be alleviated by revisiting restrictions in commercial zones. Planner Shepard addressed questions about impact fee revenues and Workforce Assured Housing Ordinance (WAHO) revenues. Shepard also noted that Planning Commission Member John Knight had resigned. Assistant Planner Shurtleff stated upcoming site plan approvals and minor subdivisions would be proposed to the Planning Commission.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 7:35 p.m.

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**December 16, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=-rTj\\_7lLZ2s](https://www.youtube.com/watch?v=-rTj_7lLZ2s).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:06 p.m. In attendance were Commissioners Brityn Ballard, Jessica O'Leary, Ruben Villalpando-Salas and Luke Wojciechowski. Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Recommendation for 450 Mill Creek Drive Minor Subdivision—Approved***

***Presentation and Discussion:*** Assistant Planner Shurtleff introduced **Proposed Resolution #01-2022**: a Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive, Moab, UT 84532. He described the history of the project, including an extensive process to determine existing utilities, resulting in shared utilities. Commission Member O'Leary disclosed she is a neighbor of the subject parcel. She brought up R-2 zoning concerns. Assistant Planner Shurtleff explained the nature of the R-2 zone as it involves the subject parcel. He stated the proposed subdivision is allowed by rights and complies with existing code. O'Leary requested that the Planning Commission have a greater awareness of the intention of the R-2 zone moving forward. Commission Member Villalpando-Salas asked about the nearby C-5 neighborhood commercial zone.

***Motion and Vote:*** Commission Member Villalpando-Salas moved to approve a positive recommendation to City Council for **Proposed Resolution #01-2022**: a Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive, Moab, UT 84532. Commission Member Ballard seconded the motion. The motion passed 5-0 aye with Commission Members Villalpando-Salas, Marienfeld, O'Leary, Ballard and Wojciechowski voting aye.

***Future Agenda Items:*** Commission Chair Marienfeld brought up vacancies on the Planning Commission and Assistant Planner Shurtleff mentioned an upcoming land use training. He also mentioned a joint Planning Commission and City Council water conservation workshop on February 8 along with upcoming site plan approvals for about 600 dwelling units. Commission Chair Marienfeld asked about the timeline for land use zoning revisions and Shurtleff outlined progress on the pending ordinance doctrine. A recently considered rezone application was reviewed along with other recent City Council approvals.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 6:48 p.m.



**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**January 13, 2022**

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=q\\_2mLYpxcxk](http://www.youtube.com/watch?v=q_2mLYpxcxk)

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. In attendance were Commissioners Jessica O'Leary, Ruben Villalpando-Salas and Becky Wells. Mayor Joette Langianese and Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Discussion with Mayor Langianese:*** Mayor Langianese brought up a need for candidates to fill openings on the Planning Commission. She expressed gratitude to the Commission members. Commission Chair Marienfeld stated she may be absent from one or two meetings in the coming month. Mayor Langianese also announced the reappointment of Planning Commission members Marienfeld and O'Leary by City Council.

***Action Item: 2022 Planning Commission Meeting Schedule—Approved***

***Motion and Vote:*** Commission Member O'Leary moved to adopt the 2022 Planning Commission Meeting Schedule. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously in a roll call vote.

***Future Agenda Items:***

Assistant Planner Shurtleff brought up a training on January 19 as well as an upcoming joint meeting with the County Planning Commission on January 24. It was announced that the upcoming City Planning Commission meeting on January 27 would be cancelled in order to attend the joint meeting on the 24<sup>th</sup>. Shurtleff concluded by mentioning the effort to coordinate the agenda for the joint meeting.

Shurtleff announced his new job title would be Planning Department Administrator.

Commission Member O'Leary brought up a conditional use permit being considered by the San Juan County Planning Commission for a large commercial campground in the right fork of Mill Creek.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 6:34 p.m.

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**January 24, 2022**

The Moab Planning Commission held a special joint meeting with the Grand County Planning Commission on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at <https://www.youtube.com/watch?v=UYnKiJrYuQ8>.

***Call to Order:***

Grand County Planning Commission Chair Emily Campbell called the meeting to order at 5:35 p.m. In attendance were Moab City Planning Commission Members Kya Marienfeld (Chair), Ruben Villalpando-Salas and Brityn Ballard. Moab City Planning Administrator Cory Shurtleff also attended. Grand County Commission Liaison Trisha Hedin attended, as well as County Planning Commission Members Robert O'Brien, Josephine Kovash, Rick York and Makeda Barkley. Grand County Planning & Zoning Director John Guenther and Associate Planner Elissa Martin also attended.

***Citizens to be Heard:*** There were no citizens to be heard.

***Introductions:*** Commission Chair Marienfeld stated the City Planning Commission was working on updating the Planning and Zoning code, addressing future overnight accommodations, and considering future density in the City's residential zones.

County Planning Director Guenther stated the County was working on a land use analysis, master plans and a draft Memorandum of Understanding (MOU). Marienfeld suggested quarterly joint meetings were too frequent and biannual meetings were agreed upon.

***Memorandum of Understanding—Discussion:*** Guenther outlined areas of interest in the proposed MOU and emphasized regional planning, intergovernmental cooperation regarding urban services and facilities, and an expectation that impacts on the City and County be anticipated and addressed. It was agreed the MOU would be jointly presented to the City Council and County Commission. Joint efforts with San Juan County were brought up.

***Regional planning—Discussion:*** Various topics with regional impact were brought up, including Dark Skies, transportation, planning, public safety and boundaries. Other topics discussed included expansion of nightly accommodations, community standards regarding new overnight accommodations, water conservation and stormwater management.

***Communication—Discussion:*** Campbell suggested regular updates via email to apprise commission members of notable projects and legislation.

***Adjournment:*** County Planning Commission Chair Campbell adjourned the meeting at 6:33 p.m.