

**MOAB CITY PLANNING COMMISSION MINUTES**  
**February 23, 2023**

The Moab City Planning Commission held its regularly scheduled meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=PoREVEva9v4](http://www.youtube.com/watch?v=PoREVEva9v4).

**Call to Order:** Planning Commission Chair Kya Marienfeld called the meeting to order at 6:06 p.m. Commission Members Jeremy Lynch, Miles Loftin and Jill Tatton attended. City Planning Director Cory Shurtleff, Planning and Zoning Administrator Anna Anglin, Assistant Planner Krystyna Dillard-Crawford and City Council liaison Luke Wojciechowski also attended. One member of the public was present.

**Citizens to be Heard:** There were no citizens to be heard. See “Public Comment” below.

**Approval of Minutes:** Commission Member Tatton moved to approve the minutes of the January 26, 2023 Regular Meeting. Commission Member Lynch seconded the motion. The motion passed unanimously.

**Workshop Discussion—Proposed Code Amendments:**

Planning Director Shurtleff introduced a workshop on possible priority code amendments from various sections to resolve deficiencies, discrepancies, or vagueness of existing code sections. Planning Administrator Anglin updated Commission members on pending landscape code amendments and discussed proposed buffer and screening requirements. Native plants and sidewalk alternatives were considered. Definition and standards for building height were brought up as well as accessory dwelling units (ADUs). Dwelling unit floor area minimum was deliberated, as well as individual lot sizing and deed restrictions for non-conforming conversions from single household to multi household dwellings.

Also mentioned were hard surface parking for intensive residential-uses, driveway separation standards including requiring an analysis for number of driveways required, consolidation of existing open space requirements, fee-in-lieu standards for parking, commercial drive through standards, clarification of outdoor recreation or outfitter/tourism oriented business definition and permitted use zones, industrial zone permitted use clarifications, planning application lapsing period revisions, maximum fence heights, shipping containers and ADU placements on lots, projections and encroachments into setbacks, form based code amendments, definitions of boarding house, guest apartment, and group home, refined use definitions, specific refinements regarding service establishments and density in multi-household zones.

Short term rental definitions to address “thirty day” vacation rental fraud were brought up, along with Level I and Level II Site Plan review thresholds and minor/major change thresholds and accessory use definitions to cut down on permitting fraud. Also mentioned was parking for bunkhouse occupancy.

**Public Comment:**

Brock Smith, a local restaurateur, spoke about the need for employee housing and the shifting standards for residential occupancy, staff housing, boarding houses and bunkhouses.

**Other Business:**

Planning Director Shurtleff spoke briefly about pressing matters under consideration by the state legislature. He also introduced the new Assistant Planner, Krystyna Dillard-Crawford.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 7:48 p.m.