

MOAB CITY PLANNING COMMISSION MINUTES February 24, 2022

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=iWPWqCFZ2-8.

Call to Order:

Planning Commission Chair Kya Marienfeld read the written determination for holding electronic meetings. She called the meeting to order at 6:08 p.m. In attendance were Commissioners Brityn Ballard, Becky Wells, Jessica O'Leary, Ruben Villalpando-Salas and Jill Tatton. City Planner Cory Shurtleff, Assistant Planner Jessica Thacker, City Council liaison Luke Wojciechowski and Sustainability Director Mila Dunbar-Irwin also attended.

Active Employment Household Requirement—Presentation

Planner Shurtleff introduced a presentation regarding **Resolution #33-2021**, R3/R4 Active Employment Household (AEH) Requirement Code Amendments. Matt Howta and Robert Keller of BAE Urban Economics presented potential methodologies to develop planning code amendments to ensure an adequate supply of employee housing. Mr. Howta introduced how to evaluate housing demand through growth of the community. Planner Shurtleff explained the timeline for code amendment consideration. Mr. Keller explained the current need for code amendments to require a percentage of new multi-family residences to be set aside for workforce housing. It was clarified that a small number of developers are awaiting the workforce housing percentage requirement, to be determined by City Council, but no promises or approvals had yet been granted by the City regarding a workforce housing percentage requirement.

Commission member Wells stated modifying density and off-street parking requirements are more pressing needs. Commission Chair Marienfeld asked if the parking requirements could be examined in tandem with the ongoing inquiry. Mr. Kowta suggested that, working with staff, different parking models could be considered. Planner Shurtleff suggested the timeline should not be compromised. Ms. Wells also stated that expanding the density of residential zones was also a long-term need that should be prioritized.

Water Efficient Landscaping Standards—Discussion

Sustainability Director Dunbar-Irwin introduced Lindsay Rogers from Western Resource Advocates and Victoria Arling from WaterNow Alliance. The consultants explained their grant-funded work to recommend a municipal landscaping ordinance that will potentially include water wise landscaping and efficient irrigation standards. They presented 11 potential recommendations for updating Moab's landscaping standards in the City's zoning code for new construction or significant remodels, involving living plant material, non-living permeable groundcover, turf limits, an approved plant list, hydrozones, landscape water budget, mulch, irrigation system criteria, fire wise landscaping, and irrigation system maintenance requirements. Commission members discussed the need for landscape architecture, ease of compliance for homeowners, enforceability and the need to legislate turf grass.

Approval of Minutes: Commission Member Villalpando-Salas moved to approve the Minutes from Planning Commission Meetings of September 23, 2021, October 14 and 28, 2021, November 18, 2021, December 16, 2021 and January 13 and 24, 2022. Commission Member O'Leary seconded the motion. Commission Member Tatton abstained. The motion passed 5-0 aye with Commission Members Marienfeld, Villalpando-Salas, Wells, Ballard and O'Leary voting aye.

Future Agenda Items: Planner Shurtleff welcomed new Commission Member Tatton and new Assistant Planner Thacker. He introduced upcoming action regarding the McLaughlin Minor subdivision and Lost Springs Apartments. He said work for the AEH ordinance would be forthcoming and Planning Commission involvement would be vital. Commission Member Wells brought up the need for a temporary solution for displaced residents due to redevelopment projects. Long-term camping options and on-site parking revisions to code were also mentioned.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:40 p.m.