

**MOAB CITY PLANNING COMMISSION MINUTES**  
**April 13, 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=n8-TcErX96M](http://www.youtube.com/watch?v=n8-TcErX96M).

**Call to Order:** Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Ruben Villalpando-Salas and Miles Loftin attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Assistant Planner Krystyna Dillard-Crawford, Sustainability Director Alexi Lamm, City Council Liaison Luke Wojciechowski and Recorder Sommar Johnson also attended.

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

**Approval of Minutes:**

Commission Member Villalpando-Salas moved to approve minutes for the February 23 and March 9, 2023, Regular Meetings. Commission member Loftin seconded the motion. The motion passed unanimously.

**Workshop: Water Efficient Landscaping Standards**

Planning Director Shurtleff, Sustainability Director Lamm and Planning Administrator Anglin presented items requiring clarity in the draft landscaping ordinance amendments. Items discussed included use of artificial turf and plants, buffers and buffering, screening, enforcement issues and a proposed required plant list. Irrigation requirements in the City right-of-way, mulch, water features, vegetation exemptions, exceptions to the landscape ordinance and water sense fixtures were also discussed. Legislative authority was considered.

**Proposed Text Amendment Application - Two-Household Dwelling—Discussion**

Planning Director Shurtleff explained an application regarding the potential ability to “condominiumize” an existing duplex or a home converted to a two-household dwelling with separate ownership of each unit. Commission Chair Marienfeld pointed out new construction could be developed as twinhomes so the proposal likely contemplates existing dwellings only. While Shurtleff indicated the intention of the applicant is not yet known, he introduced discussion that considered potential pitfalls and benefits for the community in view of affordable or attainable workforce housing.

**Other Business:**

Commission Chair Marienfeld brought up a letter sent by a planning and zoning development applicant to neighbors regarding a proposed site plan, as required by the City Planning Department. Marienfeld said feedback from the neighbors indicated the letter was insufficient to consider impacts on neighbors. Planning Director Shurtleff announced the City would be revamping the process for notifying the public about proposed developments in an effort to provide residents with more robust information about proposed developments.

**Future Agenda Items:**

Planning Director Shurtleff said there would be a public hearing for the proposed landscaping amendments, and possible site plan presentations.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 9:13 p.m.