

MOAB CITY PLANNING COMMISSION MINUTES
May 25, 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 and video is archived at www.youtube.com/watch?v=3gkAc5VsX4.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:11 p.m. Commission Members Jill Tatton and Miles Loftin attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Sustainability Director Alexi Lamm, City Council liaison Luke Wojciechowski and Assistant Planner Krystyna Dillard-Crawford also attended.

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

Approval of Minutes:

Commission Member Loftin moved to approve minutes for the April 27, 2023, Regular Meeting. Commission member Tatton seconded the motion. The motion passed unanimously.

Public Hearing—Landscape Ordinance:

Presentation: Sustainability Director Lamm presented the proposed draft Water-Efficient Landscaping Ordinance 2023-08: an ordinance amending the text of the Moab Municipal Code (MMC), Sections 17.06 Definitions, 17.09 Supplementary Requirements and Procedures Applicable within Zones, and creating Chapter 17.10 Landscaping Standards, such as to include water efficient landscaping standards for new developments. Lamm presented a history of the existing ordinance and a timeline of preparation for the proposed ordinance. She described the framework of the proposed ordinance including zoned boundaries, buffering and screening requirements. Commission Chair Marienfeld noted the preparation had transpired over two years. Lamm described new and existing definitions. Planning Administrator Anglin described proposed zone boundary buffering requirements for trees and shrubs. Planning Director Shurtleff noted corrections to clarify multipliers and rounding. Commission Chair Marienfeld asked for clarification regarding minimum and maximum trees and shrubs. Anglin touched on other buffers including fences. Marienfeld asked about maintenance and upkeep of trees in the City's Right-of-Way. Planning Director Shurtleff suggested tabling the ordinance to allow time to clarify suggested edits. Lamm next described proposed general standards for landscape materials including plants, artificial plants and the approved plant list. She described proposed ratios for compliant and non-compliant plants and other treatments such as mulch and briefly touched on water budget variables including incentives, as well as the relationship between the planning and landscape approval processes and remodeling triggers for the new ordinance.

Public Hearing: Commission Chair Marienfeld opened the public hearing at 6:47 p.m.

Sarah Heffron applauded the effort expended to prepare the ordinance. She said the proposal was lofty and that, as a gardener, she was inclined to do what she wanted, yet she acknowledged that doing something ambitious is warranted because we are in a time that demands action. She described her concern about the aquifer and stated the need to respect our precious water supply. She brought up the need for indoor water conservation and requiring Water Sense fixtures for all new development. She said such measures would not only save water but would also assist with the City's carbon neutral goals. She closed with a question about how to manage existing landscapes.

Commission Chair Marienfeld closed the public hearing at 6:52 p.m.

Landscape Ordinance Recommendation—Tabled

Briefing: Shurtleff suggested addressing questions because the full text was available to the public. Commission members discussed canopy coverage in the vegetation calculations, trees in the public Right-of-Way, irrigation requirements, the required plant list, private streets, large-scale developments and major subdivisions, yard art, potted plants, and prescriptive options based on yard area. Commission

Chair Marienfeld suggested guidance for the Communications Director regarding public outreach and availability of the draft ordinance for public review. Planning Administrator Anglin brought up broad community interest in water conservation.

Motion and Vote: Commission Member Loftin moved to table the Planning Commission consideration of a recommendation to City Council on **Ordinance 2023-08**, an ordinance amending the Moab Municipal Code, Sections 17.06 Definitions, 17.09 Supplementary Requirements and Procedures Applicable within Zones, and creating Chapter 17.10 Landscaping Standards to add water-efficient landscaping standards with review and approval procedures. Commission Member Tatton seconded the motion. The motion passed unanimously.

Marcus Court Subdivision—Approved

Presentation and Discussion: Planning Director Shurtleff presented the simple minor subdivision at 347 Marcus Court and noted a correction to the survey. He noted easements for emergency access through a neighboring property and a public utility easement.

Motion and Vote: Commission Member Tatton moved to forward a positive recommendation to City Council on **Resolution 18-2023**, a resolution approving the Marcus Court Minor Subdivision of property located at 347 Marcus Court Moab, Utah 84532, with a corrected Exhibit 4 Survey. Commission Member Loftin seconded the motion. The motion passed unanimously.

Permitted Use Concept & Residential/Commercial District Inversion—Discussion

Planning Director Shurtleff introduced community services permitted uses, concerning nonprofit organizations and permitted use areas. He brought up highest and best use for start-up businesses and nonprofits and unavailability of commercial spaces. He suggested planning staff would begin formal consideration of the topic. Commission members discussed bakers, florists and healthcare workers as examples.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:03 p.m.