

**MOAB CITY PLANNING COMMISSION MINUTES**  
**REGULAR PLANNING COMMISSION MEETING**  
**August 8, 2019**

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street.

***Regular Meeting—Call to Order and Attendance:***

Planning Commission Chair Allison Brown called the meeting to order at 6:02 PM. In attendance were Planning Commission Members Brian Ballard, Jeanette Kopell, and Cory Shurtleff. Also, in attendance were Planning Director Nora Shepard, City Recorder Sommar Johnson, and Deputy Recorder Kerri Kirk. No members of the public and media were present. An audio recording is archived at: <http://www.utah.gov/pmnm/index.html> and a video recording is archived at: <https://www.youtube.com/watch?v=FrdNgIBJfY4>

***Discussion of Development Standards for Overnight Accommodations:***

Planning Director Nora Shepard provided examples of development codes for other cities, such as Sedona, Carbondale, and Flagstaff. She noted that the organization of Sedona's code is exemplary and there is also a large portion devoted to development standards. She explained that Carbondale's is more down-to-earth, and Flagstaff utilizes a transect approach where the city is considered the most dense in the center and then becomes more residential, then rural as you move outwards. Planning Director Shepard did not think this approach was well-suited for Moab, but it was an interesting approach.

Planning Commission Chair Brown wanted to know what needs to be accomplished by October, because the task at hand seems overwhelming in that amount of time. Planning Director Shepard is hopeful that, after the meeting with City Council on Tuesday, August 13, the Planning Commission will have better directions concerning what the priorities are. Planning Director Shepard's intent for tonight is to show different kinds of codes, organization, and development standards that other cities have utilized.

Planning Director Shepard suggested that the priorities for Moab need to include the C-2 and C-3 zones, as well as the North Gateway area. For North Gateway, the focus should include aesthetics, scale and mixed-use. C-2 and C-3 zones need development standards to include overnight rentals for the property-owners in those zones.

Planning Director Shepard also stated that there was a downtown plan that was created but never adopted. She suggests that the Planning Commission can refer to the downtown plan for reference as well.

Planning Director Shepard also suggested that, before Tuesday's City Council meeting, the members of the Planning Commission should look at the Living Building Challenge. It is an approach that some City Council members are interested in and will want to discuss.

Commissioner Ballard asked Planning Director Shepard what plan is in place if someone approaches the City to obtain a permit to build a hotel. What would be needed specifically that's affordable and reasonable? Commissioner Ballard suggested that transportation needs to be considered heavily. Shuttles and oversized parking are basic things that needs to be focused on.

Planning Director Shepard asked if scale should be limited. Commissioner Ballard was opposed

to that idea, because it creates limits. Commissioner Kopell said that there needs to be some kind of scale standards. Commissioner Brown said that the people in Moab feel that we have enough tourists, and we don't need to build to attract more. Commissioner Ballard said that it may be true, but we are not going to be able to stop tourists from coming. There needs to be plan to mitigate while experiencing growing pain. Moab is growing every year in tourism. Planning Director Shepard stated that the Planning Commission can control the size, pace, and appearance of new construction.

Commissioner Brown mentioned reservations about trying to implement something because we feel the need to implement something; not because it's something good. Commissioner Kopell said that we need to find a middle ground between what the City, City Council, and Planning Commission want. Commissioner Brown agrees but feels like the development plan will be put into code while it's still being worked on. Commissioner Brown doesn't want it to become code until it's actually what is wanted, not what's still being worked on. She is hopeful that everyone will be patient enough to create what the City, City Council, and Planning Commission want for a development plan. Commissioner Ballard also stressed that we shouldn't complicate the plan too much.

Commissioner Ballard mentioned that the affordable housing crisis for residents has been something that was worked on, but the ball was dropped. Planning Director Shepard said that there are plans in place, but that they take time.

Commissioner Ballard asked what is being done about transportation currently. He stated that nothing is being done, and it's a big deal. Commissioner Ballard said that \$1 per hotel room per day towards a shuttle service would make it possible in Moab. He believes that the hotel owners would agree with this idea. Commissioner Brown suggested that the hotel owners should organize something outside of the City to make a shuttle happen. Commissioner Ballard wants transportation to be a part of the development plan, such as stating where a bus has to come into the hotel. Planning Director Shepard agreed that putting up bus stops in front of hotels could be included.

Commissioner Brown asked if the development plan could be split into three separate packages, so that the North end of town could be put into the code first for development, or if the City Council wants the entire development plan completed at the same time. Commissioner Brown plans to ask the City Council for more time to complete the plan right.

Planning Commission Member Shurtleff stated that it's feasible to break the plan into sections and utilize the good ideas in other cities' development codes. Planning Director Shepard said that it's a good idea, but she believes the development plan will not be completed in the first draft. Commissioner Brown doesn't want to create something half-heartedly, and then change it completely six months later. That will create confusion. Commissioner Brown and Planning Director Shepard want people to have clear expectations for future development. Planning Director Shepard believes that performance standards instead of landmark standards will be a better direction to go. Commissioner Brown agreed.

Commissioner Brown advised the Planning Commission Members to review all the documents that Planning Director Shepard provided, and come to City Council on Tuesday with some ideas of what they'd like to see for Moab's development plan. She advised the members to come prepared to voice their opinions. Commissioner Brown suggested focusing on a section and creating six or seven bullet points that the Planning Commission Members want to have included in the code.

Commissioner Ballard stated that it's great the City Council is focusing on this topic; that way, once the development plan is in place, building permits can continue. Planning Director Shepard advised the Planning Commission to think about mixed-use development, as well as what we need as a community and tourist destination.

***Adjournment:***

Commission Chair Brown adjourned the meeting at 6:53 PM.