



APRIL 22, 2021 - AMENDED
PLANNING COMMISSION MEETING 6:00 P.M.

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 54-2-207(4), the Moab Planning Commission Chair has issued written determinations supporting the decision to convene electronic meetings of the Planning Commission without a physical anchor location. Due to the health and safety risks related to the ongoing COVID-19 pandemic and considering public health orders limiting in-person gatherings, Moab City Planning Commission will continue to hold meetings by electronic means. The public is invited and encouraged to view and participate in the Council's electronic meetings by viewing the City's YouTube channel: <https://www.youtube.com/MoabCityGovernment>. Individuals wishing to participate in the Citizens to be Heard portion of the should

submit their comments using this form:
https://docs.google.com/forms/d/e/1FAIpQLSecp3kyu0F_f8J6J5ROfaeUPtNkV938GR8dvweOJjHaQfNgA/viewform?vc=0&c=0&w=1. Comments submitted for the Citizens to be Heard portion of the agenda will be incorporated into the meeting minutes as part of the permanent record.

1. 6:00 P.M. Call To Order
2. Citizens To Be Heard
To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:
[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPtNKV938GR8DVWEOJjH-AQFNga/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIpQLSecp3kyu0F_f8J6J5ROfaeUPtNkV938GR8dvweOJjHaQfNgA/viewform?vc=0&c=0&w=1)
You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words
3. Approval Of Minutes
 - 3.1. Minutes: January 28, 2021
Documents:
[MIN-PC-2021-01-28 DRAFT.PDF](#)
 - 3.2. Minutes: February 25, 2021
Documents:
[MIN-PC-2021-01-28 DRAFT.PDF](#)
 - 3.3. Minutes: March 11, 2021
Documents:
[MIN-PC-2021-03-11 DRAFT.PDF](#)
4. Public Hearing
We are receiving public comments by phone and online through Zoom. Citizens are limited to two (2) minutes for comments.
Dial: 669-900-9128 **Meeting ID:** 817 6602 3242 **Passcode (if needed):** 668549
Link: [HTTPS://WWW.GOOGLE.COM/URL?Q=HTTPS://US02WEB.ZOOM.US/J/81766023242?PWD%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVEGEZX1JVKE_FA](https://www.google.com/url?q=https://us02web.zoom.us/j/81766023242?pwd%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVEGEZX1JVKE_FA)
Please note that when joining the meeting, you will be placed in a waiting room and will be added to the meeting by the moderator. Your comments will be recorded and on YouTube.

To have your written comments considered for the public hearing portion of the electronic meeting, please fill out the form found here: [HTTPS://BIT.LY/PCCOMMENTFORM](https://bit.ly/pccommentform)
You must submit your comments by 5:00 PM on the date of the meeting. Please limit your comments to 400 words.
- 4.1. CITY OF MOAB PLANNING COMMISSION PUBLIC HEARING AND POSSIBLE APPROVAL OF PROPOSED RESOLUTION #00-2021 PLANNED AFFORDABLE DEVELOPMENT AND PRELIMINARY SITE PLAN APPLICATION WALNUT LANE APARTMENTS 250 And 280 Walnut Lane, Moab UT 84532
Documents:
[AGENDA REPORT 4.22.2021 PCPH WALNUT LANE.PDF](#)
[EXHIBIT A PROJECT NARRATIVE.PDF](#)
[EXHIBIT B WALNUT LANE PHASING AND SITE PLANS.PDF](#)
[EXHIBIT C CHAPTER 17.68 PAD.PDF](#)
[EXHIBIT D INDIEDWELL FLOOR PLANS ELEVATIONS.PDF](#)
[EXHIBIT E AFFORDABLE HOUSING DEVELOPMENT PLAN.PDF](#)
[EXHIBIT G PERFORMANCE STANDANDS ANALYSIS.PDF](#)
5. Public Hearing - ** Postponed To May 13, 2021**
We are receiving public comments by phone and online through Zoom. Citizens are limited to two (2) minutes for comments.
Dial: 669-900-9128 **Meeting ID:** 817 6602 3242 **Passcode (if needed):** 668549
Link: [HTTPS://WWW.GOOGLE.COM/URL?Q=HTTPS://US02WEB.ZOOM.US/J/81766023242?PWD%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVEGEZX1JVKE_FA](https://www.google.com/url?q=https://us02web.zoom.us/j/81766023242?pwd%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVEGEZX1JVKE_FA)
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To have your written comments considered for the public hearing portion of the electronic meeting, please fill out the form found here: [HTTPS://BIT.LY/PCCOMMENTFORM](https://bit.ly/pccommentform)
You must submit your comments by 5:00 PM on the date of the meeting. Please limit your comments to 400 words.
- 5.1. Public Hearing And Potential Recommendation To The City Council On Proposed Ordinance #2021-06, An Ordinance Approving A Zoning Map Amendment For Property Located At Parcel #01-0001-0173, Approximately 398 Kane Creek Blvd, Moab UT 84532, Amending The Subject Parcel Zone From RA-1 Residential-Agricultural Zone, To R-3 Multi-Household Residential Zone.

Documents:

EXHIBIT B VICINITY MAP.JPG
EXHIBIT C VICINITY MAP WITH ZONING.PDF
EXHIBIT D PUBLIC COMMENTS.PDF
EXHIBIT E CHAPTER 17.54 RESIDENTIAL -AGRICULTURAL.PDF
EXHIBIT F 17.66 PLANNED UNIT DEVELOPMENTS.PDF
EXHIBIT G CHAPTER 17.48 CODE.PDF
KANE CREEK REZONE PC AGENDA SUMMARY.PDF

6. Public Hearing - **Postponed To May 13, 2021**

We are receiving public comments by phone and online through Zoom. Citizens are limited to two (2) minutes for comments.

Dial: 669-900-9128 **Meeting ID:** 817 6602 3242 **Passcode (if needed):** 668549

Link: [HTTPS://WWW.GOOGLE.COM/URL?Q=HTTPS://US02WEB.ZOOM.US/J/81766023242?PWD%](https://www.google.com/url?q=https://us02web.zoom.us/j/81766023242?pwd%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVGEZX1JVKE_FA)

[3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVGEZX1JVKE_FA](https://www.google.com/url?q=https://us02web.zoom.us/j/81766023242?pwd%3DLOHRAIBSK1NOUEFTNWXXYU5WAFGRQT09&SA=D&SOURCE=CALENDAR&UST=1619281206646000&USG=AOVVAWOHTZRXRGVGEZX1JVKE_FA)

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6.1. Public Hearing And Potential Action On The Final MPD For The Lionsback Resort Development Final Master Planned Development (MPD) And Final Plat Approval For Phase One

Documents:

EXHIBIT 1 VICINITY MAP.JPG
EXHIBIT 2 LIONSBACK 1 - ORIGINAL APPROVAL.JPG
EXHIBIT 3 LB PREANNEX AGREEMENT.PDF
EXHIBIT 4 DEVELOPMENT AND PHASING AGREEMENT 8-28-2009.PDF
EXHIBIT 5 LIONSBACK_RESORT_PHI_F-MPD_RESUBMITTAL REVISED 040521.PDF
LIONSBACK AGENDA SUMMARY 4.22.2021.PDF

7. Future Agenda Items

8. Adjournment