Jeanette Kopell

Dear Planning Commission and Staff,

Thank you so much for your service during this time of change, both personally and professionally. Change, although we know that it will happen, we can direct that change to make our world a little better.

I knew this property would someday change. A flat piece of property, in the City of Moab, with access to a major thoroughfare. A dream piece of property for any development.

I have to say, yes and no. The piece of property in this conversation is not the best piece of property for large development under the surface. Please correct me if I am wrong, but there is no sewer going to that piece of land. It is on a septic system. All properties surrounding the property are on septic systems. The property is also lower than the new sewage line. (Please forgive me if I am wrong). Does that mean that the City will have to construct another pump system to get the waste water to the treatment plant? We know what has happened in the past with the pump on Williams Way and 5th West....Alarms going off in the middle of the night, because the pump is overloaded. Maybe they have fixed the problem, but you all know what I am getting at. Does the city pay for the upgrade, or does the developer?

The property is zoned RA-1. Most of the property surrounding the subject property is RA-1. That means that the owner can put up to 70 units on the property without an upzone. Don't you as community members think that 70 units is enough? Right across from that property, there is a new development going up with up to 80 units. Kane Creek, as a major thoroughfare, is a road falling apart, with more and more people using Kane Creek and 5th West as an artery street from 191. Before you make a decision on upzoning this property, please think of the residents and the consequences of your actions.

When I was on the Commission in the past, I really tried to say to myself, balance. As a past member, I have to say, I struggled with some of my decisions. Developers have the right to develop, I get that, and respect their decision or plans. We as citizens of Moab, along with P and Z staff have the power and will to say to ourselves, we want safe, well thought out, and balanced development and we have to stay the course. Developers really don't think of the consequences of their actions, once they have sold the property, and gotten their money, they are gone. We as citizens have to live with our decisions whether they be good or bad.

Thank you for your time,
Jeanette Kopell
Hello Nora and Cory,

I live adjacent to the proposed Kane Creek rezone, and I need to make comment. I’m seeking some information in order to be more helpful.

What is the plan for the new sewer line that will be needed for development on this property?
Will the city seek to include the west 200 south lane (platted on TTN subdivision with a cul-de-sac) for street access? This lane through RA1 doesn’t come close to meeting the standards for city streets, and jogs into private land not on the 200 South alignment.

The only reasonable option I can see for a new sewer line is eastward, across Pack Creek just south of the concrete pedestrian bridge on the 200 south alignment.

Have these issues been addressed by planning and engineering?

Thank you!

Zane Taylor

Sena Taylor via email 4.13.2021

Hello Nora,

I’m alarmed by a proposal to have acreage on Kane Creek Blvd rezoned for high density housing. I own several acres adjacent to this. This area of town is one of the last green spaces, and I am firmly against an up zone. I hope I will be able to voice my concerns in person when the planning commission meets. The Covid veil has not boded well for the public’s right to speak up. I am full vaccinated and would like to attend the planning commission meeting April 22. I look forward to your feedback.

Sena Hauer