

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT**  
**December 16, 2021**

The Moab Planning Commission held its Regular Meeting on the above date. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=-rTj\\_7lLZ2s](https://www.youtube.com/watch?v=-rTj_7lLZ2s).

***Call to Order:***

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:06 p.m. In attendance were Commissioners Brityn Ballard, Jessica O'Leary, Ruben Villalpando-Salas and Luke Wojciechowski. Assistant City Planner Cory Shurtleff also attended.

***Citizens To Be Heard:*** There were no Citizens to be Heard.

***Recommendation for 450 Mill Creek Drive Minor Subdivision—Approved***

***Presentation and Discussion:*** Assistant Planner Shurtleff introduced **Proposed Resolution #01-2022**: a Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive, Moab, UT 84532. He described the history of the project, including an extensive process to determine existing utilities, resulting in shared utilities. Commission Member O'Leary disclosed she is a neighbor of the subject parcel. She brought up R-2 zoning concerns. Assistant Planner Shurtleff explained the nature of the R-2 zone as it involves the subject parcel. He stated the proposed subdivision is allowed by rights and complies with existing code. O'Leary requested that the Planning Commission have a greater awareness of the intention of the R-2 zone moving forward. Commission Member Villalpando-Salas asked about the nearby C-5 neighborhood commercial zone.

***Motion and Vote:*** Commission Member Villalpando-Salas moved to approve a positive recommendation to City Council for **Proposed Resolution #01-2022**: a Resolution Approving the 450 Mill Creek Drive Minor Subdivision of Property Located at 450 Mill Creek Drive, Moab, UT 84532. Commission Member Ballard seconded the motion. The motion passed 5-0 aye with Commission Members Villalpando-Salas, Marienfeld, O'Leary, Ballard and Wojciechowski voting aye.

***Future Agenda Items:*** Commission Chair Marienfeld brought up vacancies on the Planning Commission and Assistant Planner Shurtleff mentioned an upcoming land use training. He also mentioned a joint Planning Commission and City Council water conservation workshop on February 8 along with upcoming site plan approvals for about 600 dwelling units. Commission Chair Marienfeld asked about the timeline for land use zoning revisions and Shurtleff outlined progress on the pending ordinance doctrine. A recently considered rezone application was reviewed along with other recent City Council approvals.

***Adjournment:*** Commission Chair Marienfeld adjourned the meeting at 6:48 p.m.