

**MOAB CITY PLANNING COMMISSION
REGULAR MEETING MINUTES—DRAFT
May 12, 2022**

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=IWBkbQ2zhWw.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Planning Commission Members Jeremy Lynch, Ruben Villalpando-Salas, Jessica O’Leary, Brityn Ballard and Jill Tatton attended. City Council Liaison Luke Wojciechowski, City Planner Cory Shurtleff, Assistant Planner Jessica Thacker and four members of the public also attended.

Citizens to be Heard:

Sue Schappert stated her family home borders the new construction proposed for the Lost Springs apartment complex. She said neighbors were not informed about the large project. She said it is too big of a project and three stories is too tall. She stated the noise from 80 units will create issues. She also questioned if the property has been surveyed and she expressed concern that her existing wall, which is more than 20 years old, might be on the property of the development. Schappert brought up three mature and healthy cottonwood trees that are slated for destruction in the site plan. The dumpster location was also mentioned by Schappert, along with questions about potential nightly accommodations and location of utilities. She concluded by stating her main concerns are the size and height of the project.

Approval of Minutes: Commission Member Villalpando-Salas moved to approve the minutes of the Planning Commission Special Meeting held May 2, 2022. Commission Member Lynch seconded the motion. The motion passed unanimously.

Western Spirit Redevelopment—Approved

Presentation and Discussion: Planner Shurtleff introduced Proposed **Planning Resolution 05 -2022**: a planning resolution approving the Western Spirit Redevelopment Level II Site Plan on property located at 478 East Mill Creek Drive, Moab UT. Commission members asked about the construction timeline, coordinating with adjacent road construction, landscaping, colors, temporary quarters, lighting, and site traffic flow. The applicant discussed the nature of the community business office and minimizing impacts of parking and noise.

Motion and Vote: Commission Member O’Leary moved that the City of Moab Planning Commission approve **Planning Resolution 05-2022**, a planning resolution approving the Level II Site Plan for the Western Spirit Redevelopment on property located at 478 E Mill Creek Drive, Moab UT. Commission Member Villalpando-Salas seconded the motion. The motion passed 5-1 with Commission Members Marienfeld, Villalpando-Salas, Tatton, Lynch and O’Leary voting aye and Commission Member Ballard voting nay.

Future Agenda Items:

Planner Shurtleff brought up numerous upcoming approvals for consideration and noted a June 9 public hearing regarding a Navtec project. Other items brought up included traffic on 400 East and Mill Creek Drive, non-compliant internal accessory dwelling units, the size and terms of the Planning Commission, Pickleball courts on school district property, a program that would rebate up to \$200 per homeowner for installation of Dark Skies compliant outdoor fixtures, and creating affordable housing on the site of the old elementary school.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:05 p.m.