

MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
May 26, 2022

The Moab Planning Commission held its regularly scheduled meeting via electronic means on the above date with City Council chambers serving as an anchor location. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=t6OwgqWTAug.

Call to Order:

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. Planning Commission Members Jeremy Lynch, Ruben Villalpando-Salas and Jill Tatton attended remotely. City Planner Cory Shurtleff, Assistant Planner Jessica Thacker, Planning and Zoning Administrator Anna Anklin and Recorder Sommar Johnson also attended, as well as City Council Liaison Luke Wojciechowski and one member of the public.

Citizens to be Heard: There were no Citizens to be Heard.

Irvine Minor Subdivision—Approved

Presentation and Discussion: Planning Director Shurtleff presented for consideration and possible conditional recommendation the Irvine Minor Subdivision of Property Located at 681 Bittle Lane, Moab, Utah. Specific site considerations and minimum lot width were clarified.

Motion and Vote: Commission Member Lynch moved to forward a Conditional Positive Recommendation to City Council on Moab City **Resolution 17-2022**, a resolution approving the Irvine Minor Subdivision of property located at 681 Bittle Lane, Moab, UT, with the following condition: all comments shall be addressed to the satisfaction of the City Planning Director prior to final recording of the approved plat, including all existing structures that cross the proposed property line shall be removed, as deemed necessary for the creation of conforming zoning lots. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously with Commission members Marienfeld, Lynch, Tatton and Villalpando-Salas voting aye.

Abbey Subdivision Phase 1 Final Plat—Approved

Presentation and Discussion: Planning Director Shurtleff presented Proposed **Resolution 18-2022**: a resolution approving the Phase I Final Plat for the Abbey Subdivision of property located at 1241 East Powerhouse Lane, Moab UT. Discussion ensued regarding access to public lands and traffic. Commission Chair Marienfeld stated she was in favor of affordable residential development and brought up substantial citizen feedback regarding proposed street names as well as a walking path easement. Villalpando-Salas asked about minimum lot widths.

Motion and Vote: Commission Member Lynch moved to forward a Conditional Positive Recommendation to City Council on Moab City Resolution **18-2022**, a resolution approving the Phase I Final Plat for the Abbey Subdivision of property located at 1241 East Powerhouse Lane, Moab, UT, with the following condition: all comments shall be addressed to the satisfaction of the City Engineer prior to City Council approval, including a complete Subdivision Improvements Agreement (SIA). Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously with Commission members Marienfeld, Lynch, Tatton and Villalpando-Salas voting aye.

Portal Vista Phase III Final Plat—Approved

Presentation and Discussion: Planning Director Shurtleff presented Proposed **Resolution 19-2022**: a resolution approving the Phase III Final Plat for the Portal Vista Planned Unit Development of property located at 212 N Carmichael Loop, Moab, UT. Commission Chair Marienfeld abstained from the vote because she is a resident of the subdivision. Planner

Shurtleff explained the application had lapsed before approval of the final plat. Written public comments from subdivision residents Tawny Knuteson-Boyd and Jeff Clapp provided background regarding the history of conditions and sentiments of homeowners. Ensured improvements with required bonding and the developer's prior default were discussed. Site conditions requiring grading and proposed open space were mentioned. Planner Shurtleff thanked Planning Assistant Thacker for her work on the project.

Motion and Vote: Commission Member Lynch moved to forward a conditional positive recommendation to City Council on Moab City **Resolution 19-2022**, a resolution approving the Phase III Final Plat for the Portal Vista Planned Unit Development of property located at 212 N Carmichael Loop, Moab, UT, with the following condition: all comments shall be addressed to the satisfaction of the City Engineer prior to City Council approval, including a Complete Subdivision Improvements Agreement (SIA). Commission Member Villalpando-Salas seconded the motion. The motion passed with three positive votes by Lynch, Patton and Villalpando-Salas and Marienfeld abstained.

Future Agenda Items:

Planning Director Shurtleff reviewed two upcoming public hearings and stated there were 27 active projects in the planning queue. He mentioned his aspiration to provide agendas and review packets with more lead time in the future. He concluded by welcoming Anna Anklin as the new Planning and Zoning Administrator.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:20 p.m.