

**MOAB CITY PLANNING COMMISSION MINUTES**  
**March 9, 2023**

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](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=fiC3\\_Was\\_hM](http://www.youtube.com/watch?v=fiC3_Was_hM).

**Call to Order:** Planning Commission Chair Kya Marienfeld called the meeting to order at 6:02 p.m. Commission Members Ruben Villalpando-Salas and Miles Loftin attended. City Planning Director Cory Shurtleff and City Attorney Clayton Preece participated remotely. Assistant Planner Krystyna Dillard-Crawford and Recorder Sommar Johnson also attended. Three members of the public were present.

**Citizens to be Heard:** There were no citizens to be heard.

***Cottonwood Condominiums Level II Site Plan—Conditionally Approved***

**Public Comments:** Vernon Byrnes, a neighbor to the project site, spoke about irrigation issues and water runoff from the proposed project onto his property to the west.

**Presentation and Discussion:** Planning Director Shurtleff presented history of the project and noted a neighbor to the south of the project site had filed an appeal to the application. Shurtleff explained a deficiency in the original application was found and the applicant wished to re-address issues to resolve conflicts with the neighbor. Shurtleff detailed components of the application contents and verified compliance with code. Discussion ensued regarding encroachment and buffering requirements in consideration of the neighbor's complaint. Proposed patio walls, setbacks, proposed landscaping and lighting trespass issues were mentioned. Irrigation matters were discussed.

**Motion:** Commission Chair Marienfeld moved that the City of Moab Planning Commission conditionally approve the Level II Site Plan for the Cottonwood Condominiums 2022 project on property located at 214 S 200 E, Moab, UT 84532, with the following condition: 1. All comments shall be addressed to the satisfaction of the Moab City Planning Director prior to Building Permit Application: Certificate of Occupancy. Comments include: a. The Applicant will need to submit for Condominium plat approval if the Applicant is proposing to sell the units individually. b. Finalize coordinated Lighting Design and Illumination Plan. c. West fence concerns will need to be mitigated to satisfy concerns of property neighbor to FEMA standards as discussed. Commission Member Villalpando-Salas seconded the motion.

**Discussion:** Mr. Byrnes said his irrigation questions had been addressed. Commission Chair Marienfeld stated she felt Keith Harger's appeal had been addressed. Attorney Preece stated the compliance matrix as presented by Planning Director Shurtleff would be part of the findings.

**Vote:** The motion passed unanimously.

**Future Agenda Items:** Planning Director Shurtleff announced some upcoming minor subdivisions and petitions for property line adjustments and noted the proposed landscaping ordinance was nearing completion.

**Election of Vice Chair:** Commission Chair Marienfeld moved to approve the appointment of Commission Member Villalpando-Salas as Planning Commission Vice Chair. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 8:02 p.m.