

**MOAB CITY PLANNING COMMISSION MEETING
REGULAR PLANNING COMMISSION MEETING MINUTES
APRIL 9, 2020**

The Moab Planning Commission held a regular meeting on April 9, 2020. Per Executive Order 2020-5 issued by Governor Gary R. Herbert on March 18, 2020, this meeting was conducted electronically. An anchor location was not provided. A recording of the meeting is archived at: <https://www.utah.gov/pmn/index.html> and a video recording is archived at: https://www.youtube.com/watch?v=x_6ooLnzWAE.

Planning Commission Chair Kya Marienfeld called the regular meeting to order at 6:03 PM. Commission members Kya Marienfeld, Marianne Becnel, Luke Wojciechowski and Jessica O'Leary participated remotely. Commission members Becky Wells, Ruben Villalpando-Salas, and Brian Ballard were absent. Staff participating remotely were City Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and Recorder Sommar Johnson.

Citizens to be Heard:

There were no citizens to be heard.

Approval of Minutes: January 23, 2020 Regular Meeting

Discussion: There was no discussion.

Motion and vote: Commission member Becnel moved to approve the minutes for January 23, 2020. Commission member O'Leary seconded the motion. The motion passed 4-0 with Commission members Wojciechowski, Becnel, Marienfeld and O'Leary voting aye by a roll-call-vote.

Review and Approval of Planning Commission Resolution 02-2020 – A Resolution Allowing the City of Moab Planning Commission to Conduct Electronic Meetings:

Discussion: Planning Director Shepard explained that she worked with the City Attorney to create the resolution allowing the Planning Commission to meet electronically. There was no further discussion.

Motion and vote: Commission member O'Leary moved to adopt Planning Resolution 02-2020 – A Resolution Allowing the City of Moab Planning Commission to Conduct Electronic Meetings. Commission member Becnel seconded the motion. The motion passed 4-0 with Commission members O'Leary, Becnel, Wojciechowski, and Marienfeld voting aye by a roll-call-vote.

Review and Possible Approval of Planning Resolution 01-2020 Conditionally Approving the Condominium Plat for the High Desert Condos (Formerly Known as the World Mark and the Wyndam Timeshares):

Discussion: Planning Director Shepard explained that this project was reviewed and approved under the site plan process. She stated it was currently under construction, but some buildings are close to completion. She said this action was purely administrative and the time has come for them to record their condominium plat. She explained this was more complicated because it is a timeshare project, but it is totally administrative because it records what is on the ground. She explained that condominiums and timeshare projects often function this way because the plat has to be absolutely correct with all the measurements. She stated once the plat is recorded it allows them to sell the property. Commissioner Becnel asked the applicant if they were able to update their paperwork to fix the discrepancies that were outlined by the Engineer. Planning Director Shepard explained that they will not be able to record their plat until they have addressed the Engineer's comments. Commission member O'Leary stated that the term timeshare seems to have gone out of favor but questioned if the project will still be sold as timeshare condos. Planning Director Shepard explained that it was a pretty popular timeshare program and they

have projects all over and in many resort areas. She said people buy a share at variable pricing and can stay in them for a week or so in various locations. She said they have variable pricing and people can stay Applicant John Gardiner explained that Wyndham is the world's largest timeshare company with very high customer satisfaction.

Motion and vote: Commission member Becnel moved to approve Planning Resolution 01-2020 conditionally approving the High Desert Condominium Plat, subject to the corrections and clarifications as required by the City Engineer. Commission member Wojciechowski seconded the motion. The motion passed 4-0 with Commission members Wojciechowski, Marienfeld, Becnel, and O'Leary voting aye by a roll-call-vote

Future Agenda Items: Planning Director Shepard said the Planning Commission will continue their discussion of overnight accommodations. She said they will have a public hearing for a rezone on Walnut Lane and a site plan for the new EMS building. She explained that they are still conducting business as usual.

Adjournment: The meeting was adjourned at 6:20 PM.