

**MOAB CITY PLANNING COMMISSION MINUTES**  
**May 27, 2021**

The Moab Planning Commission held its regular meeting on May 27, 2021, via a Zoom Meeting. An audio recording of the evening meeting is archived at: <https://www.utah.gov/pmn/index.html> and a video recording is archived at: <https://www.youtube.com/watch?v=XwastnkJkml>.

**1. Call to Order**

Planning Commission Chair Kya Marienfeld called the meeting to order at 6:08 PM. In attendance were Commission Members Ruben Villalpando-Salas, Luke Wojciechowski, and Becky Wells. Commission Members John Knight and Jessica O'Leary were absent. Staff in attendance were Planning Director Nora Shepard, Assistant Planner Cory Shurtleff, and City Recorder Sommar Johnson.

**2. Citizens to be Heard**

There were no citizens to be heard.

**3. Citizens to be Heard and Public Hearing Call in Instructions**

The instructions were included on the agenda.

**4. Action Item**

**4.2. *Action Item - Consideration and Possible Approval of Planning Resolution #04-2021, a Planning Resolution Approving the Radcliffe Phase II Site Plan Application, for Property Located at 471 South Main Street, Moab UT 84532***

**Discussion:** Planning Director Shepard said this item is being discussed first due to quorum issues. She added that there was a quorum currently. Commission Chair Marienfeld thanked Commissioner Wells for attending the meeting. Assistant Planner Shurtleff shared a presentation regarding the site plan application. The applicants Rob Radcliffe and Corey Middleton joined the meeting at 6:14 PM. Commissioner Villalpando-Salas inquired if there was laundry in the main facility. Mr. Radcliffe said there was no laundry in the main facility. Commission Chair Marienfeld inquired about oversized vehicle parking. Mr. Middleton said there is not a plan for oversized vehicle parking currently, but it will be addressed with the rest of the site.

**Motion:** Commissioner Villalpando-Salas moved that the Planning Commission approve Planning Resolution 04-2021, a planning resolution approving the Radcliffe Phase II Site Plan Application property located at 471 South Main Street, Moab, UT 84532. Commissioner Wojciechowski seconded the motion.

**Vote:** Motion passed 4-0 with Commissioners Wells, Wojciechowski, Villalpando-Salas, and Marienfeld voting aye. Commissioners Knight and O'Leary were not present for the vote.

**4.1. *Public Hearing and Possible Action on Ordinance No. 2021-13 An Ordinance Amending the Text of the Moab Municipal Code (MMC) to Add Regulation for Outdoor Dining by Amending Sections 17.21 C-2 Commercial Residential Zone, 17.24 C-3 Central Commercial Zone, 17.27 C-4 General Commercial Zone and 17.31 RC Resort Commercial Zone and by Allowing Consideration of Parklets in the City Right-Of-Way (ROW) by Amending Section 17.24 C-3 Central Commercial Zone. Associated Definitions will be Added to MMC Section 17.06 Definitions***

**Discussion:** Commission Chair Marienfeld opened the public hearing at 6:19 PM.

**Motion:** Commission Chair Marienfeld said that, due to the sparse turnout from Commissioners, she moved to continue the public hearing until the next meeting on June 10. Commissioner Wojciechowski seconded the motion.

**Vote:** Motion passed 4-0 with Commissioners Marienfeld, Wells, Wojciechowski, and Villalpando-Salas voting aye. Commissioners Knight and O'Leary were not present for the vote.

5. **Future Agenda Items**

Commission Chair Marienfeld confirmed the public hearing would continue through the next meeting on June 10. She said that she will not be present at that meeting, but she will make sure there is a quorum and determine who will run the meeting.

6. **Adjournment**

Board Chair Marienfeld adjourned the meeting at 6:19 PM.