

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
REGULAR PLANNING COMMISSION MEETING
July 25, 2019**

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street.

Regular Meeting—Call to Order and Attendance:

Planning Commission Vice Chair Kya Marienfeld called the meeting to order at 6:01 PM. In attendance were Planning Commission Members Brian Ballard, Marianne Becnel, Jeanette Kopell, Cory Shurtleff, and Becky Wells. Also in attendance were Planning Director Nora Shepard, Assistant City Manager Joel Linares and City Recorder Sommar Johnson. Eight members of the press and public were present. An audio recording is archived at: <https://www.utah.gov/pmnl/sitemap/notice/548085.html> and a video recording is archived at: <https://www.youtube.com/watch?v=kF48fNlSQZo&t=12s>

Citizens to be Heard:

JJ and Tiffany Wang spoke regarding the Moab My Place Hotel. They expressed concerns about grading, drainage, rock fall and storm drainage impacts that the Moab My Place development may have on their property.

Approval of Minutes:

Planning Commission Member Kopell moved to approve the minutes of the April 11, 2019 with a correction to the spelling of Commissioner Wells' first name. Planning Commission Member Ballard seconded the motion. The motion carried 5-0 aye. Planning Commission Member Shurtleff abstained from the vote as he was not on the Planning Commission at the time.

Planning Commission Member Kopell moved to approve the minutes of April 23, 2019 as written. Planning Commission Member Ballard seconded the motion. The motion carried 5-0. Planning Commission Member Shurtleff abstained from the vote as he was not on the Planning Commission at the time.

Action Item - Planning Resolution 13-2019:

A Resolution Conditionally Approving the Level II Site Plan Application for Moab My Place Hotel located in the RC Resort Commercial Zone at 1520 North Main Street, Moab, UT 84532

Motion and Vote: Planning Commission Member Shurtleff moved to approve Planning Resolution 13-2019 with the following conditions: 1. All outstanding engineering comments shall be addressed to the satisfaction of the City Engineer prior to the issuance of a grading permit and/or building permit. 2. All outstanding public works comments shall be addressed to the satisfaction of the Public Works Director prior to the issuance of a grading permit and/or building permit. 3. All exterior lighting shall comply with the requirements of Moab Municipal Code Section 17.31.050. 4. All signage must comply with the requirements of Moab Municipal Code Section 17.31.040(F) and will be reviewed and approved under a separate sign permit. 5. All Landscaping shall comply with the requirements of the Moab Municipal Code including but not limited to parking lot required landscaping. 6. Development is subject to the Assured Workforce Housing Ordinance and must execute a Land Use Restriction Agreement with City Council prior to the issuance of a building permit. Planning Commission Member Wells seconded the motion. The motion passed 6-0 aye.

Action Item – Review and Possible Recommendation to the City Council for Approval of the Moab Tramway Two Lot Minor Subdivision of Property Located at 1750 North Hwy 191

Motion and Vote: Planning Commission Member Kopell moved to forward a positive recommendation to the City Council for the approval of the Moab Tramway Subdivision, subject to the following conditions: 1. All engineering comments shall be addressed to the satisfaction of the City Engineer prior to review by City Council. 2. Site Plan Review and approval is required prior to site development for either newly created lot. Planning Commission Member Becnel seconded the motion. The motion passed 6-0 aye.

Action Item – Review and Possible Recommendation to the City Council for Approval of the HooDoo Village Three Lot Minor Subdivision of Property Located at 201 Walnut Lane

Motion and Vote: Planning Commission Member Ballard moved to forward a positive recommendation to the City Council for the approval of the HooDoo Village Three Lot Minor Subdivision, subject to the following conditions: 1. All engineering comments shall be addressed to the satisfaction of the City Engineer prior to review by City Council. 2. Site Plan Review and approval is required prior to site development for any newly created lot. Planning Commission Member Wells seconded the motion. The motion passed 6-0 aye.

Future Agenda Items:

Planning Director Shepard briefed the Commission Members on upcoming agenda items. Planning Commission Members also discussed working on Overnight Accommodation regulations without undue delay.

Adjournment:

Commission Vice Chair Marienfeld adjourned the meeting at 6:40 PM.