

**MOAB CITY PLANNING COMMISSION MINUTES**  
**April 27, 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=-Rx38C1pUzg](http://www.youtube.com/watch?v=-Rx38C1pUzg).

**Call to Order:** Planning Commission Chair Pro Tem Ruben Villalpando-Salas called the meeting to order at 6:02 p.m. Commission Members Jill Tatton and Miles Loftin attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin and Assistant Planner Krystyna Dillard-Crawford also attended.

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

**Approval of Minutes:**

Commission Member Loftin moved to approve minutes for the April 13, 2023, Regular Meeting. Commission member Tatton seconded the motion. The motion passed unanimously.

**Nichols Minor Subdivision—Positive Recommendation**

**Presentation and Discussion:** Planning Director Shurtleff and Planning Administrator Anglin presented a proposed resolution to approve the Nichols Minor Subdivision of property located at 612 and 616 Nichols Lane, Moab, Utah. Anglin explained the recommended conditions for utility easements and the shared driveway agreement. Shurtleff explained the lot configuration and driveway access meet code.

**Motion and Vote:** Commission Member Tatton moved to forward a positive recommendation to City Council for Moab City **Resolution 15-2023**, a resolution approving the Nichols Minor Subdivision of property located at 612 & 616 Nichols Lane Moab, Utah 84532, with the following conditions: 1) All comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director, prior to final recording, including: a) Proposed access and utility easement area shall be cleared of obstructions or fences, and hard surfaced to meet the City Engineer's specified requirements; b) Completion of Driveway Agreement between 616 Nichols (01-OMNI-0025) and the newly created parcel, including Conditions and Maintenance statements. Commission Member Loftin seconded the motion. The motion passed unanimously.

**HooDoo Hotel Phase II Casitas Major Change—Approved**

**Presentation and Discussion:** Planning Director Shurtleff explained various types of changes and noted the proposed major change entailed adding a two-phase completion of the project from a one-phase project. Potential driveway congestion was discussed.

**Motion and Vote:** Commission Member Tatton moved that the City of Moab Planning Commission approve **Planning Resolution 05-2023**, a resolution approving a major change amendment to the approved Level II Site Plan, HooDoo Hotel Phase II Casitas **Planning Resolution 03-2022**; approving the proposed Hoodoo Casitas phasing plan. Commission Member Villalpando-Salas seconded the motion. The motion passed unanimously.

**Future Agenda Items:** Shurtleff announced an upcoming multi-household project, a minor subdivision, a planned public hearing on the draft landscape ordinance for late May, and future work on the Dark Skies ordinance.

**Adjournment:** Commission Chair Pro Tem Villalpando-Salas adjourned the meeting at 6:27 p.m.