

MOAB CITY PLANNING COMMISSION MINUTES
July 14, 2023

The Moab City Planning Commission held a special meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is at www.youtube.com/watch?v=33sgQABUbqY.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 3:40 p.m. with a delayed start due to technical difficulties. Commission Member Miles Loftin attended and Commission Member Jill Tatton participated remotely. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Intern Luke Williams, Assistant Planner Krystyna Dillard-Crawford and City Attorney Clayton Preece also attended. There were two members of the public and a representative of the developer in Council Chambers. Neighbor Keith Harger and Developer Representative Amanda Mendenhall participated remotely.

Approval of Minutes: Commission Member Loftin moved to approve minutes for the June 22, 2023, Regular Meeting. Commission member Tatton seconded the motion. The motion passed unanimously.

Remanded Level II Site Plan for the Cottonwood Condominiums—Approved

Presentation and Discussion: Planning Director Shurtleff presented the remanded 2022 Level II Site Plan for the Cottonwood Condominiums on Property Located at 214 South 200 East, Moab UT. He reviewed the timeline and nature of approvals, an appeal, and the remand process. He explained several elements to be verified by the Planning Commission in the specified remand. Discussion ensued regarding Mr. Harder's appeal, which challenged encroachments into the buffering zone on the south property line of the project. As a result, certain decks and roof overhangs were changed and the uses of the buffering zone were considered. Ingress and egress for some of the units exists solely in the buffering zone and this use was contested, as well as patio and deck areas. Landscaping elements such as fences, partial walls, walkways, planter boxes, ground covers and plantings were discussed. Determinations of the Planning Commission were to be memorialized in a Decision of Record document prepared by the City Attorney, for approval by the Planning Commission at a subsequent meeting.

Motion and Vote: Commission Member Loftin moved that the City of Moab Planning Commission conditionally approve the remanded Level II Site Plan for the Cottonwood Condominiums 2022 Project, including amendments as provided by the applicant, on property located at 214 S 200 E, Moab, UT 84532, with the following condition: 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. applicant will submit for condominium plat approval if applicant is proposing to sell units individually; b. finalize coordinated lighting design and illumination plan. Commission Member Tatton seconded the motion. The motion passed unanimously.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:10 p.m.