

**MOAB CITY PLANNING COMMISSION MINUTES**  
**December 14, 2023**

The Moab City Planning Commission held its regular meeting on the above date in Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=NySNNeRDYPs](http://www.youtube.com/watch?v=NySNNeRDYPs).

**Call to Order:** Planning Commission Chair Kya Marienfeld called the meeting to order at 6:11 p.m. Commission Members Machael Layton, Miles Loftin, Jill Tatton and Carolyn Conant attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Assistant Planner Bryce Rogers, City Council liaison Luke Wojciechowski and one member of the public also attended.

**Public Comments:** Matt Ceniceros spoke about the annexation process and said it was ridiculous. He referred to a project happening adjacent to his property and stated a member of the public has no ability to provide input unless they own more than 1,000 acres. He suggested the City follow its own General Plan, which he said lays out boundaries for the City. He brought up the lack of sidewalks, lighting and other safety features for the proposed residential development in the annexation.

Ceniceros also spoke about the Red Rock Flats subdivision and said he lives next door. He stated he protested regarding the zoning but had no standing as a neighboring property owner. He thanked staff for addressing his issues and asked that his driveway, which is used by adjacent properties, be kept open and maintained. He said that, due to development and annexation, he wants to have right-of-way permitting overseen by the state.

**Approval of Minutes:** Commission Member Layton moved to approve the minutes of the November 9, 2023, Regular Planning Commission meeting. Commission Member Loftin seconded the motion. The motion passed unanimously.

***Red Rock Flats Apartments Phase I, Level II Site Plan—Conditionally Approved***

**Presentation and Discussion:** Planning Administrator Anglin presented the legislative history of the proposed development including annexation, and noted upcoming approvals. She mentioned the added language regarding the restrictive covenant agreements for Active Employment Housing (AEH). Planning Director Shurtleff mentioned additional proportionality implications of the 50 percent workforce housing goal, in the event of future condominium ownership. Discussion ensued regarding the vicinity map and the neighbor's access road and the developer's motive for annexation. Developer Ellen Weinstein stated annexation was desired to accommodate density goals with commercial elements, along with incentives for low-income housing. Other discussion included design input from the Utah Department of Transportation (UDOT), fence height, handicapped parking spaces, and potential housing for aging residents. The developer described the proposed energy-efficient heating and cooling system.

**Motion and Vote:** Commission Chair Marienfeld moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 08-2023**, a planning resolution conditionally approving the Level II Site Plan for the Red Rock Flats Mixed-Use Development Phase 1, on property located at 1480 and 1490 South Highway 191 Moab, Utah 84532, with the following conditions: all outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to building permit application approval including: a. noticing Moab City Planning Department once UDOT has approved access to property; b. provide revised drainage plans addressing engineering comments; c. provide engineering department approval to Grand Water and Sewer Service Agency and resolve any issues prior to a building permit application; d. provide evidence that the Active Employment Housing (AEH) restrictive covenant agreement that was required by the pre-annexation agreement is filed with Grand County on the property prior to a building permit being issued; e. that all components of the pre-annexation agreement be met; and f. that the owner and applicant confirm rough proportionality intent in the restrictive covenant agreement as expressed by Exhibit 2 site plan to the satisfaction of the City Attorney. Commission Member Tatton seconded the motion. The motion passed unanimously.

### ***South Place Minor Subdivision—Positive Recommendation***

**Presentation and Discussion:** Planning Administrator Anglin presented the legislative history of the proposed development located at 943 South Main Street. She stated the staff recommends a positive recommendation to Council with slight edits for the minor subdivision. She noted there are no current plans for potential future uses of the resulting properties. Planning Director Shurtleff reiterated there are no guarantees that developer's future proposals will be accommodated by the subdivided property.

**Motion and Vote:** Commission Member Loftin moved to forward a positive recommendation to the City Council on **Resolution 02-2024**, a resolution approving the South Place Minor Subdivision of property located at 943 South Main Street Moab, Utah 84532 with the following conditions: all Design Review Team comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director, prior to final recording. Commission Member Layton seconded the motion. The motion passed unanimously.

**Future Agenda Items:** Anglin and Shurtleff stated there were no pending projects before the Planning Commission. Shurtleff stated potential changing interest rates might spur a lot of activity.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 7:24 p.m.