



*ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE*

## March 21, 2024 Special Planning Commission Meeting 3:30 p.m.

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

1. 3:30PM Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYUoF\\_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYUoF_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

**March 14, 2024, Regular Meeting**

Documents:

MIN-PC-2024-03-14 DRAFT 032124.PDF

4. Action Item

- 4.1. Consideration And Possible Approval Of Planning Resolution 02-2024: A Planning Resolution Approving The Major Change Amendment To The Approved Remanded Level II Site Plan For The Cottonwood Condominiums 2023, On Property Located At 214 South 200 East, Moab UT 84532

**Briefing and possible action**

Documents:

COTTONWOOD CONDOMINIUMS MAJOR CHANGE AMENDMENT TO APPROVED REMANDED SITE PLAN AGENDA SUMMARY 032124.PDF

EXHIBIT A PLANNING RESOLUTION NO 02-2024 COTTONWOOD CONDOMINIUMS SITE PLAN 032124.PDF

EXHIBIT B COTTONWOOD CONDO ARCHITECTURAL SITE PLAN REV 031124 031424.PDF

EXHIBIT C COTTONWOOD CONDO CIVIL SITE PLAN REV 031124 031424.PDF

EXHIBIT D COTTONWOOD CONDO DRAINAGE REPORT REV 031124 031424.PDF

EXHIBIT E COTTONWOOD CONDO LANDSCAPE PLAN REV 031124 031424.PDF

EXHIBIT F COTTONWOOD CONDOMINIUM MMC LANDSCAPE STANDARDS APPROVAL

MATRIX 032124.PDF

EXHIBIT 1 REMANDED PLANNING RESOLUTION NO 02-2023 COTTONWOOD CONDOMINIUMS SITE PLAN 071423.PDF

EXHIBIT 2 VICINITY MAP COTTONWOOD CONDOMINIUMS SITE PLAN 030923.PDF

EXHIBIT 3 APPLICANT NARRATIVE COTTONWOOD CONDOMINIUM 2022 SITE PLAN 030923.PDF  
EXHIBIT 4 COTTONWOOD CONDOMINIUM 2022 SITE PLAN DRAWINGS 030923.PDF  
EXHIBIT 5 ELEVATION PLAN COTTONWOOD CONDOMINIUM SITE PLAN 030923.PDF  
EXHIBIT 6 LANDSCAPE AND LIGHTING PLAN COTTONWOOD CONDOMINIUM 2022 SITE PLAN DRAWINGS 030923.PDF  
EXHIBIT 7 COTTONWOOD CONDOMINIUM FINAL CIVIL PLANS 2023 030923.PDF  
EXHIBIT 8 COTTONWOOD CONDOMINIUMS MUNICIPAL CODE REVIEW MATRIX 030923.PDF  
EXHIBIT 9 NOTICE TO ADJACENT PROPERTY OWNERS MARCH 2 2023 030923.PDF  
EXHIBIT 10 PLANNING COMMISSION MINUTES AUGUST 11 2022 COTTONWOOD CONDOMINIUM SITE PLAN 030923.PDF  
EXHIBIT 11 COTTONWOOD CONDOMINIUMS SITE PLAN AGENDA SUMMARY AUGUST 11 2022 030923.PDF  
EXHIBIT 12 PLANNING RESOLUTION NO 09 2022 COTTONWOOD CONDOMINIUM SITE PLAN 030923.PDF  
EXHIBIT 13 MOAB.HARGER.APEAL DETERMINATION 071423.PDF  
EXHIBIT 14 ARCHITECTURAL AND LANDSCAPING AMENDMENTS TO SITE PLAN SUBMITTAL COTTONWOOD CONDOS 2023 071423.PDF  
EXHIBIT 15 LANDSCAPING ELEMENTS NARRATIVE SUBMITTAL 071423.PDF  
EXHIBIT 16 FINDINGS AND CONCLUSION PLANNING RESOLUTION 02-2023 COTTONWOOD CONDOMINIUMS PC 082123 032024.PDF

5. Future Agenda Items

6. Adjournment

**Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)