



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

November 14, 2024 Planning Commission Meeting 6:00 p.m.

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. 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/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_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

October 24, 2024, Regular Meeting

Documents:

[MIN-PC-2024-10 -24 DRAFT 111424.PDF](#)

4. Public Hearing

- 4.1. Public Hearing And Consideration Of Adoption Of Ordinance 2024-05: An Ordinance Amending Moab Municipal Code Title 16, Subdivisions, To Comply With Utah State Legislature's Mandate In Senate Bill 174 (2023) And House Bill 476 (2024), To Streamline And Clarify Subdivision Procedures And Related Matters.

Public Hearing and possible action

Documents:

[SUBDIVISION AMENDMENT ORDINANCE 2024-05_PC AGENDA SUMMARY 111424.PDF](#)
[EXHIBIT 1_FINAL MOAB ADOPTING ORDINANCE SUBDIVISION TITLE 16 SB174-HB476 \(2024-11-14\) 111424.PDF](#)
[EXHIBIT 2_MOAB SUBDIVISION CODE REVISIONS \(2024-11-12\)\(ST062-013\) CLEAN 111424.PDF](#)
[EXHIBIT 3_MOAB SUBDIVISION CODE REVISIONS \(2024-11-12\)\(ST062-013\) REDLINES 111424.PDF](#)
[EXHIBIT 4_ORDINANCE 2024-05_SUBDIVISION AMENDMENTS_NOTICE 111424.PDF](#)

5. Action Item

- 5.1. Consideration And Possible Approval Of Planning Resolution No. 06-2024: A Planning Resolution Conditionally Approving The Blue Bison Villas Level II Site Plan On Property Located At 398 Kane Creek Blvd, Moab, Utah 84532

Briefing and possible action

Documents:

BLUE BISON VILLAS_SITE PLAN APPLICATION_PC AGENDA SUMMARY 111424.PDF
EXHIBIT 1_PLANNING RESOLUTION 06-2024_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 2_VICINITY MAP_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 3_RECORDED COUNTY PLAT_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 4_ORIGINAL KANE CREEK HOLDINGS LLC, DEVELOPMENT AGREEMENT 2022 111424.PDF
EXHIBIT 5_KANE CREEK HOLDINGS LLC_DEVELOPMENT AGREEMENT AMENDMENT_CC AGENDA SUMMARY 2024 111424.PDF
EXHIBIT 6_KANE CREEK HOLDINGS LLC_DEVELOPMENT AGREEMENT AMENDMENT 2024 111424.PDF
EXHIBIT 7_NOTICE TO ADJACENT PROPERTY OWNERS_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 8_NOTICE TO ADJACENT PROPERTY OWNERS CONTACT_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 9_REEVE SITE CIVIL PLAN SET_BLUE BISON VILLAS LEVEL II SITE PLAN 111424 (COMPRESSED).PDF
EXHIBIT 10_ARCHITECTURAL DESIGN SET_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF
EXHIBIT 11_AEH RESTRICTION MATRIX_BLUE BISON VILLAS LEVEL II SITE PLAN 111424.PDF

- 5.2. Consideration And Possible Approval Of Planning Resolution No. 07 -2024: A Planning Resolution Approving The Montandon Special Exception Request: Landscaping Standards, For Property Located At 885 North 500 W, Moab, Utah 84532

Briefing and possible action

Documents:

MONTANDON SPECIAL EXCEPTION REQUEST_PC AGENDA SUMMARY 111424.PDF
EXHIBIT 1_PLANNING RESOLUTION 07-2024_MONTANDON SPECIAL EXCEPTION 111424.PDF
EXHIBIT 2_VICINITY MAP_MONTANDON SPECIAL EXCEPTION 111424.PDF
EXHIBIT 3_LANDSCAPE PLANS_MONTANDON SPECIAL EXCEPTION 111424.PDF
EXHIBIT 4_REQUEST LETTER_MONTANDON SPECIAL EXCEPTION 111424.PDF
EXHIBIT 5_MMC MATRIX MONTANDON LANDSCAPING SPECIAL EXCEPTION 111424.PDF

6. Future Agenda Items

7. 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