

**MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
October 24, 2024**

Moab City Planning Commission held its regular 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=YDf3IzTn2KA.

Call to Order: After technical difficulties with recording and broadcast equipment were resolved, Planning Commission Chair Kya Marienfeld called the meeting to order at 6:25 p.m. Commission Members Jill Tatton, Machael Layton and Miles Loftin attended. City Planning Director Cory Shurtleff, Administrative Assistant Cheryl Stewart and City Recorder Sommar Johnson also attended, as well as one member of the public.

Oelsner Landscaping Special Exception Request –Approved

Presentation and Discussion: Planning Director Shurtleff noted that Sustainability Director Alexi Lamm had reviewed the special exception request. Shurtleff explained that the wedge-shaped lot of the applicant did not have sufficient frontage to accommodate two trees as required by the landscape ordinance. The requested exception eliminates one tree and accommodates an existing tree that is two feet beyond the frontage area. Commission Member Loftin asked if the planned shrubs on the left lot line could be replaced by a tree, and it was explained that the landscape ordinance requires a larger area to accommodate tree root systems. Commission Chair Marienfeld noted the use of permeable landscaping surfaces and pavers. Commission Member Tatton appreciated that the applicant consulted with neighbors.

Motion and Vote: Commission Member Loftin moved to approve **Planning Resolution 05-2024**, a planning resolution approving the Oelsner Special Exception Request: Landscaping Standards for property located at 1317 Dream Drive, Moab, UT 84532. Commission Member Layton seconded the motion. The motion passed unanimously.

Chinle Minor Subdivision Recommendation to Council—Approved

Presentation and Discussion: Planning Director Shurtleff explained the resolution would be a reapproval of a pre-existing subdivision of seven acres of a large parcel to cure irregularities with the recorded plat. Shurtleff explained that the Design Review Team recommended a positive recommendation to Council. Applicant representative Chuck Williams answered questions. Shurtleff noted the prior subdivision name was misspelled “Chinlie.”

Motion and Vote: Commission Member Tatton moved to forward a positive recommendation to Moab City Council on **Moab City Resolution 29-2024**, a resolution approving the Chinle Minor Subdivision of property located at 700 North Main Street, Moab, Utah 84532. Commission Member Layton seconded the motion. The motion passed unanimously.

La Dolce Vita Minor Subdivision Recommendation to Council—Approved

Presentation and Discussion: Planning Director Shurtleff explained the proposed subdivision would separate a parcel containing two existing businesses, a restaurant and a short-term rental accommodation.

Motion and Vote: Commission Member Loftin moved to forward a positive conditional recommendation to the City Council of **Moab City Resolution 30-2024**, a resolution approving the La Dolce Vita Minor Subdivision of property located at 808 & 812 S Main Street, Moab, Utah 84532, with the following conditions: 1. All outstanding comments shall be addressed to the satisfaction of the Moab City Planning Director prior to City Council Approval; including: a. The plat map needs to show the location of both existing water services and the fire line for the back building. An easement for the water service and fire line to the back lot needs to be included on the plat; b. Existing structures located on the proposed property line be moved or removed prior to final recording of the plat; c. PUE and the Enbridge Signature block for the existing gas service line to the restaurant in lot 1. Commission Member Tatton

seconded the motion. The motion passed unanimously.

Approval of Minutes: Commission Member Layton moved to approve the draft minutes of the September 12, 2024, Regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Future Agenda Items: Planning Director Shurtleff announced upcoming consideration of three large affordable residential developments, two minor subdivisions, a public hearing for a development code text amendment, progress on the zoning title update, and potential action on specific projects, including a 162-unit residential development on Kane Creek Boulevard and a new state liquor store. He mentioned staffing developments in the planning department. Commission Chair Marienfeld brought up the need for Commission members to announce planned absences in the coming months. Shurtleff brought up Planning Commission terms and the reappointment process.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:17 p.m.