

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
April 24, 2025

Call to Order and Attendance: 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 archived at www.youtube.com/watch?v=-6qAhZb1__c. Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Jill Tatton and Carolyn Conant were in attendance. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, City Council liaison Luke Wojciechowski and one member of the public also attended.

Approval of Minutes: Commission Member Conant moved to approve the draft minutes of the April 10, 2025, Regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Jasper@Mill Creek Apartments Major Change Amendment to Level II Site Plan—Approved Presentation and Discussion: Associate Planner Blanco presented for possible conditional approval **Planning Resolution 07-2025**, a planning resolution approving the Jasper @ Mill Creek Apartments, Major Change Amendment to the Approved Level II Site Plan, on property located at 1537 Mill Creek Drive Moab, Utah 84532. She said the original level II site plan was approved in June 2023. She explained the main element of the major change amendment involved a phased approach to development. Community Development Director Shurtleff provided further background regarding the conditions for approval, which involved supportive fill on a neighboring property, boundary title issues that had been cured, and geotechnical and grading issues to be resolved. The applicant, Jake Cantor, stated Phase II would not commence for at least one year.

Motion and Vote: Commission Member Tatton moved that the City of Moab Planning Commission approve **Planning Resolution 07-2025**, a planning resolution approving the Major Change Amendment to the Level II Site Plan for the Jasper at Mill Creek Apartments, on property located at 1537 Mill Creek Drive, Moab, Utah 84532, with the following conditions: 1. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Coordinator prior to building permit application approval, including: a. verification of agreement between property located at 1581 Mill Creek Drive (parcel #01-0017-0003), to conduct supportive grading work on this property. b. outstanding comments, identified in DRT Comment Report issued April 15, 2025, for the Geotechnical Memo are sufficiently addressed. c. applicant complete Minor Change Amendment for resolved boundary discrepancy with adjacent property located at 1450 Spanish Valley Drive, Moab, UT 84532. Commission Member Conant seconded the motion. The motion passed unanimously.

Future Agenda Items: Shurtleff announced an upcoming public hearing regarding amendments to the subdivision ordinance signature requirements. He said there may be other updates to the subdivision ordinance. A parking exception request for the Expedition 88 restaurant at the Gravity Haus hotel is forthcoming. Commission Chair Marienfeld asked about recruitment efforts for new planning commission members.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:29 p.m.