

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: JANUARY 28, 2010 ::

Members Present: Kara Dohrenwend, Kelly Thornton, Jeanette Kopell (arrived at 6:45 pm), Joe Downard (arrived at 7:00 pm)

Members Absent: Wayne Hoskisson

City Staff: Planning Director Jeff Reinhart, Zoning Administrator/Planning Assistant Sommar Johnson, City Manager Donna Metzler

Public Members: 2

The Moab City Planning Commission held its regular meeting on the above date in the Council Chambers of Moab City Offices, located at 217 East Center Street, Moab, Utah. Planning Commission Chair Kelly Thornton called the meeting to order at 6:46 pm.

1. Planning Commission Workshop – 6:30 pm Conditional Use Permits

Planning Commission Members discussed the draft changes to conditional use permits. Planning Commission Members discussed removing parks and playgrounds as conditional uses from the MH/RV-1 zone because they provide open space and should be permitted. Commission Members also discussed removing Small Lots from conditional uses because there is a provision in the code that allows a small lot to be developed if it was legal lots of record prior to January 1975. Commission Members also determined that if a property was not a legal lot of record prior to 1975 and did meet the size requirements then those properties should be handled by the Appeals Authority. Commission Members also discussed removing Street Lighting as a conditional use because street lighting is reviewed and approved through the subdivision process. Commission Members also discussed the uses listed as conditional uses in the RA-1 zone and determined that many of those items should be a use by right and not conditional uses.

Planning Commission Members agreed to continue discussions regarding conditional uses at future workshops and meetings.

Planning Commission Chair Kelly Thornton closed the workshop at 7:09 pm and called the regular meeting to order.

1. Action Item

Approval of Minutes
Planning Commission: January 14, 2010

Planning Commission Member Jeanette Kopell stated that she arrived at 7:08 pm and the minutes should reflect that time. Planning Commission Member Kara Dohrenwend moved to approve the minutes with the change to the arrival time for Planning Commission Member Jeanette Kopell. Planning Commission Member Jeanette Kopell seconded the motion. The motion carried 5-0 aye.

2. Discussion Item – Draft Ordinance 2010-04

An Ordinance Amending the City of Moab Code Title 16.00, Subdivisions, and Especially Chapter 16.24.020, Design Standards Specified

Planning Commission Members discussed draft Ordinance 2010-04 regarding design standards in subdivisions. It was determined that the typo in item J should be corrected to read, “curb to curb” and that item L (6) regarding sidewalks in the RC, SAR, MPD and PUD developments, the exception should read, “Upon the recommendation of the Planning Commission and the approval by City Council, sidewalks may be eliminated if a comprehensive trail plan providing access to and from all structures and adjacent properties is proposed.” Planning Commission Member Kara Dohrenwend requested that the ordinance be placed on the February 11 agenda as an action item to send it to public hearing after making those corrections.

3. Discussion Item – Draft Ordinance 2010-05

An Ordinance Amending the City of Moab Municipal Code, Chapter 17.09, Supplemental Regulations, and Specifically Repealing 17.09.660, Site Plan-Required, and Replacing the Chapter with Detailed Provisions for Site Plan Application Submittals

Planning Commission Members discussed draft Ordinance 2010-05. Planning Commission Member Kara Dohrenwend mentioned that she read the ordinance as if she were going to submit an application and that it seemed confusing. She suggested restructuring the ordinance with headings and subheadings to make it easier to understand the requirements. Planning Commission Members agreed that those changes would be helpful and asked to review the ordinance again on February 11 after the changes were made.

4. Discussion Item – Draft Ordinance 2010-06

An Ordinance Amending the City of Moab Municipal Code, Chapter 17.72, Administration and Enforcement and Especially Chapter 17.72.100 through 17.72.240, that Deals with the Board of Adjustment, to Align the Moab Municipal Code with Utah State Code

Planning Commission Members discussed draft Ordinance 2010-06. City Manager Donna Metzler mentioned that section 17.72.100 Appointment of Term item A states, “...shall be appointed by the Mayor, with the advice and consent of the Council” and item 1 states, “...appointed by the governing body”. She stated that these items need to say the same thing. Planning Commission Chair Kelly Thornton requested that “chairman” be removed and replaced with elected chair or chairperson. Planning Commission Member Kara Dohrenwend stated that section 17.72.130 Appeals item 4 was confusing and requested that the wording be clarified to give enough time to establish a date for a hearing before the Appeals Authority. City Manager Donna Metzler also stated that 17.72.190 Notice to Council of Variance or Building Permit Application mentions “Moab City” but should be clarified to read “Moab City Council”. Planning Commission Members also discussed the matrix at the end of the section and requested that it be moved to the front of the chapter and that duplicate entries should be removed. Planning Commission Members also requested that the new chapter contain an explanation regarding the State Code requirement of a Planning Commission member to serve on the Appeals Authority and the duties of that member when they have acted as the Land Use Authority on an application.

5. Discussion Item

Definitions A through C

Planning Commission Members discussed existing and proposed definitions. All definitions under “A” were discussed and definitions under “B” and “C” would be discussed at a future meeting.

6. Discussion Item

Packet Contents

Planning Commission Members discussed the documents they would need on paper to review for meetings.

Adjournment

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:20 pm.