

# MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: FEBRUARY 11, 2010 ::

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Members Present: Kelly Thornton, Jeanette Kopell, Joe Downard, Wayne Hoskisson  
Members Absent: Kara Dohrenwend  
City Staff: Planning Director Jeff Reinhart, Zoning Administrator/Planning Assistant  
Sommar Johnson, City Manager Donna Metzler, Administrative Analyst Ken  
Davey  
Public Members: 0

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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 6:32 pm.

## **1. Planning Commission Workshop – 6:30 pm** Infill Development Regulations

Planning Commission Members discussed the draft Infill Development Regulations. Planning Commission Members discussed graduated setbacks for taller structures. They also requested more information regarding the zoning envelope and asked if city staff could prepare models representing greater mass than a single family residence.

Planning Commission Chair Kelly Thornton closed the workshop at 7:03 pm and called the regular meeting to order.

### **1. Action Item**

Approval of Minutes  
Planning Commission: January 28, 2010

Planning Commission Member Jeanette Kopell moved to approve the minutes as written. Planning Commission Member Joe Downard seconded the motion. The motion carried 4-0 aye.

### **2. Action Item – Send to Public Hearing on March 25, 2010** **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 Member Jeanette Kopell moved to send Draft Ordinance 2010-04 to public hearing as written. Planning Commission Member Wayne Hoskisson seconded the motion. The motion carried 4-0 aye.

### **3. Action Item – Send to Public Hearing on March 25, 2010** **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 Member Wayne Hoskisson moved to forward Draft Ordinance 2010-05 for public hearing. Planning Commission Member Jeanette Kopell seconded the motion. The motion carried 4-0 aye.

**4. Action Item – Send to Public Hearing on March 25, 2010**

**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 Member Jeanette Kopell moved to send Draft Ordinance 2010-06 to public hearing with changes to clarify the timing in section 17.72.230 and the name change from Board of Adjustment to Appeals Authority reflected in the recitals. Planning Member Wayne Hoskisson seconded the motion. The motion carried 4-0 aye.

**5. Discussion Item**

Public Meetings/Public Hearings/Public Workshops

Planning Commission Members discussed the differences between public meetings, public hearings and public workshops and when public comment and participation was appropriate. Planning Commission Members decided that an agenda item for citizens to be heard should be incorporated into the regular meeting agenda schedule as well as an agenda item addressing future agenda topics.

**6. Discussion Item**

Definitions B through C

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

**Adjournment**

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:27 pm.