

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: FEBRUARY 25, 2010 ::

Members Present: Kelly Thornton, Jeanette Kopell, Joe Downard, Wayne Hoskisson
Members Absent: Kara Dohrenwend
City Staff: Planning Director Jeff Reinhart
Public Members: 3

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 6:33 pm.

1. Planning Commission Workshop – 6:30 pm Conditional Uses

Planning Commission Members discussed the various conditional uses in all zones and discussed what uses should be included in the matrix of Code Chapter 17.09.530. Special emphasis was directed toward home based commercial day care centers to insure that the language was in accordance with the definitions of Utah State Code. Before all of the topics could be covered, time was exhausted and the commission decided that they would like to spend more time on this item at the next meeting on March 11, 2010.

Planning Commission Chair Kelly Thornton closed the workshop at 7:04 pm and called the regular meeting to order.

1. Action Item

Approval of Minutes
Planning Commission: February 11, 2010

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

1. Action Item – Planning Resolution 01-2010

Recommendation to City Council – Planning Resolution 01-2010
A Resolution Recommending Conditional Approval of the Final Plat for Phase One of
The Preserve Subdivision on Property Located in the R-2 Zoning District
Subdivision Final Plat – The Preserve Subdivision – Phase I
Located at approximately 500 North 500 West – Ben Byrd

Planning Director Reinhart gave a brief overview of the Final Plat for Phase 1 of the Preserve. He noted that Planning Resolution No. 01-2010 contained one condition of approval addressing the Engineering Department's concerns, but that City Attorney, Chris McAnany had suggested that a second condition referencing the approval of the protection strips be included.

Commission Chair Thornton asked if the concerns from previous meetings had been addressed and asked if any of the other commissioners had questions. Director Reinhart stated in affirmation that the two conditions should satisfy other city staff members.

Commissioner Hoskisson moved to approve Planning Resolution No. 01-2010 recommending that Council approve Phase One of The Preserve Subdivision. Commissioner Kopell seconded the motion but before the vote could take place Commissioner Downard asked if the motion could include the two conditions in the resolution. Commissioner Hoskisson amended the motion with the conditions and a second was again voiced by Commissioner Kopell. The motion to recommend that Council approve Phase One of the Preserve Subdivision carried by a 4-0 vote with the following conditions:

1. All issues raised in the Engineering Department's Memo #10-03 (as attached to the resolution) shall be addressed to the City's satisfaction before the final plat will be presented to Council for review and approval.
2. An acceptable protection strip agreement shall be developed prior to submitting the final plat to Council.

3. Discussion Item

Definitions C through D

The Commission resumed discussion of the definitions and concluded all of the definitions beginning with the letter C. Commission members decided that they would resume with the letter D because of the lateness of the hour and requested that E, F, and G be included in the agenda packet for the March 11, 2010 meeting. The commission asked that the workshop be started at 6:30 pm, and they would continue with conditional use permits and use the meeting at 7:00 to discuss definitions.

4. Future Agenda Items

Code Amendments:

Infill Development (Workshop)

The Commission determined that an infill regulations workshop should be held possibly at 6:30 pm prior to the March 25 meeting if all of the exhibits could be ready by then. There was some discussion about holding it earlier and on other days rather than a scheduled meeting day and it was decided that this should remain open as a possible meeting option.

Vacating a Subdivision Plat

Director Reinhart explained that this code amendment was being drafted by staff in response to the recent defaults of the Improvements Agreements by the developers for The Haciendas Subdivision and Portal Vista PUD. A draft for review is expected to be completed within two to three weeks for review by the Commission.

Development Applications:

The White House/Peace Tree Café Site Plan

In response to a question from Commission Chair Thornton, Director Reinhart confirmed that the plans for the redevelopment of the White House/Peace Tree property had been received by Staff and were being reviewed in preparation for submittal to the Commission.

Adjournment

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:45 pm.