

**MOAB CITY PLANNING COMMISSION
MEETING**

:: MINUTES :: MARCH 25, 2010 ::

Members Present: Kelly Thornton, Joe Downard, Jeanette Kopell
Members Absent: Wayne Hoskisson, Kara Dohrenwend
City Staff: Planning Director Jeff Reinhart, Zoning Administrator/Planning
Assistant Sommar Johnson, City Manager Donna Metzler, Public Works
Director Brent Williams
Public Members: 4

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 Uses

Planning Commission Members briefly discussed conditional uses and determined that a workshop pertaining to twinhomes should be held on May 13, 2010.

Planning Commission Chair Kelly Thornton closed the workshop at 7:00 pm and called the regular meeting to order.

1. Action Item

Approval of Minutes
Planning Commission: March 11, 2010

Planning Commission Member Jeanette Kopell moved to approve the minutes as written. Planning Commission Member Kelly Thornton seconded the motion. The motion carried 3-0 aye.

2. Action Item – Planning Resolution 03-2010

Approve, Approve with changes, Deny – Planning Resolution 03-2010
A Resolution Conditionally Approving the Site Plan for the Redevelopment of The White House/Peace Tree Café for Property Located in the C-3 Zoning District at 20 South Main Street
Site Plan – The White House/Peace Tree Cafe
20 S. Main – Zach Bynum

Planning Commission Member Joe Downard moved to approve Planning Resolution 03-2010 with a change striking the condition that a sewer service line shall be approved by City Staff prior to the issuance of a building permit. Planning Commission Member Jeanette Kopell seconded the motion. The motion carried 3-0 aye.

3. Public Hearing – 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 Chair Kelly Thornton opened the public hearing at 7:09 pm.

No public comment was made.

Planning Commission Chair Kelly Thornton closed the public hearing at 7:13 pm.

4. Action Item – Ordinance 2010-04

Recommendation to City Council

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 Ordinance 2010-04, an ordinance amending the City of Moab Code Title 16.00, Subdivisions, and especially chapter 16.24.020, Design Standards Specified, to City Council with a positive recommendation. Planning Commission Member Joe Downard seconded the motion. The motion carried 3-0 aye.

5. Public Hearing – 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 Chair Kelly Thornton opened the public hearing at 7:14 pm.

No public comment was made.

Planning Commission Chair Kelly Thornton closed the public hearing at 7:15 pm.

6. Action Item – Ordinance 2010-05

Recommendation to City Council

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 Jeanette Kopell moved to send 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, to City Council with a positive recommendation. Planning Commission Member Joe Downard seconded the motion. The motion carried 3-0 aye.

7. Public Hearing – 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 Chair Kelly Thornton opened the public hearing at 7:19 pm.

No public comment was made.

Planning Commission Chair Kelly Thornton closed the public hearing at 7:20 pm.

8. Action Item – Ordinance 2010-06

Recommendation to City Council

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 Joe Downard moved to send 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, to City Council with a positive recommendation with city staff clarifying with the city attorney the timing of filing with the state ombudsman. Planning Commission Member Jeanette Kopell seconded the motion. The motion carried 3-0 aye.

9. Discussion Item

Definitions

The Commission reviewed the changes to the definitions A through C.

10. Future Agenda Items

Code Amendments:

Non-conforming uses

Townhomes

Accessory structures

Adjournment

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:12 pm.