

# MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: MAY 27, 2010 ::

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Members Present:	Kelly Thornton, Jeanette Kopell, Wayne Hoskisson, Joe Downard (arrived at 8:22 pm)
Members Absent:	Kara Dohrenwend
City Staff:	Planning Director Jeff Reinhart, Zoning Administrator/Planning Assistant Sommar Johnson
Public Members:	None

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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 6:31 pm.

## **1. Planning Commission Workshop** Twinhomes/Townhomes

Planning Commission members held a discussion regarding twinhomes and townhomes. It was determined that changes needed to be made to the code to allow for development of townhomes and other multi-family dwellings. Planning Commission members also discussed whether twinhomes should remain as a conditional use permit or whether they should be reviewed under the subdivision regulations.

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

## **1. Citizens to be Heard**

There were no citizens to be heard.

## **2. Action Item**

Approval of Minutes  
Planning Commission: May 13, 2010

Planning Commission member Jeanette Kopell moved to approve the May 13, 2010 minutes as written. Planning Commission member Wayne Hoskisson seconded the motion. The motion carried 3-0 aye.

## **3. Discussion Item**

Ordinance 2010-xx  
An ordinance amending the City of Moab Municipal Code, Section 17.09 and 17.70 by amending the number and types of uses and providing specific conditions and standards for various conditional uses.

Planning Commission members held a discussion about the proposed ordinance regarding conditional uses. It was determined that the ordinance should be cleaned up and presented on the next agenda to send the ordinance to public hearing.

**4. Discussion Item**

Ordinance 2010-xx

An ordinance amending the City of Moab Municipal Code, with the addition of Section 17.09.560, Accessory Use or Structure

Planning Commission members held a discussion about the proposed ordinance regarding accessory uses and structures. It was determined that the ordinance should be cleaned up and presented on the next agenda to send the ordinance to public hearing.

**5. Discussion Item**

Ordinance 2010-xx

An ordinance amending the City of Moab Municipal Code, Title 17.00, Zoning, and specifically amending Chapter 17.12.030, Nonconforming Uses and Noncomplying Buildings

Planning Commission members held a discussion about the proposed ordinance regarding nonconforming uses and noncomplying structures. It was determined that the ordinance should be cleaned up and presented on the next agenda to send the ordinance to public hearing.

**6. Discussion Item**

Ordinance 2010-xx

An ordinance amending the City of Moab Municipal Code, Title 17.00, Zoning, and specifically amending Chapter 17.18, A-2 Residential-Agricultural Zone

Planning Commission members held a discussion regarding the uses in the A-2 Residential-Agricultural Zone. It was decided that the uses should be divided into three categories: permitted uses, conditional uses, and temporary uses. Planning Commission members requested that the changes be made to the proposed ordinance and placed on the next agenda for a second review.

**7. Discussion Item**

Ordinance 2010-xx

An ordinance amending the City of Moab Municipal Code, Title 17.00, Zoning, and specifically amending Chapter 17.54 RA-1 Residential-Agricultural Zone

Planning Commission members held a discussion regarding the uses in the RA-1 Residential-Agricultural Zone. It was decided that the uses should be divided into three categories: permitted uses, conditional uses, and temporary uses. Planning Commission members requested that the changes be made to the proposed ordinance and placed on the next agenda for a second review.

**8. Discussion Item**

Definitions

Planning Commission members discussed definitions A through “Finished grade”. It was decided that they would continue the discussion about definitions at the next meeting starting with “floor area”.

**9. Future Agenda Items**

Best Western Greenwell Site Plan

Code Amendments:

Administrative Adjustments

Other:

**Adjournment**

Planning Commission Chair Kelly Thornton adjourned the meeting at 9:06 pm.