

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: JUNE 10, 2010 ::

Members Present: Kelly Thornton, Kara Dohrenwend, Wayne Hoskisson

Members Absent: Joe Downard, Jeanette Kopell

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

Public Members: None

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 6:36 pm.

1. Planning Commission Workshop Barriers to Affordable Housing

Planning Commission members held a discussion regarding barriers to affordable housing. An initial list of potential affordable housing barriers was created which include:

- Inflexibility with respect to sidewalk construction
- Excessive street widths
- Lot width and size requirements
- Inflexibility with respect to front setbacks
- Impact fees
- Height restrictions
- Open space requirements
- Secondary dwelling unit requirements
- Minimum size and density for planned unit developments

Planning Commission members decided to hold individual workshops on each of the potential barriers starting with lot width and size requirements.

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

1. Citizens to be Heard

There were no citizens to be heard.

2. Action Item

Approval of Minutes
Planning Commission: May 27, 2010

Planning Commission member Wayne Hoskisson moved to approve the May 27, 2010 minutes as written. Planning Commission member Kara Dohrenwend seconded the motion. The motion carried 3-0 aye.

3. Call for Public Hearing

Ordinance 2010-13

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 specific conditional uses.

Planning Commission member Kara Dohrenwend moved to send Ordinance 2010-13 to public hearing with the following changes:

- Matrix double-checked to reflect the conditional uses in each zone
- Typos corrected
- Strike the second sentence in section 17.09.531(9)(A)(6)
- Rename section 17.09.531(21)
- Remove “P” from matrix

Planning Commission member Wayne Hoskisson seconded the motion. The motion carried 3-0 aye.

4. Call for Public Hearing

Ordinance 2010-14

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

Planning Commission members determined that additional changes needed to be made to the ordinance before sending it to public hearing. They requested that the ordinance be placed on the next agenda for review and call for public hearing.

5. Discussion Item

Ordinance 2010-15

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 member Wayne Hoskisson moved so sent Ordinance 2010-15 to public hearing with changes to section 17.12.060(A) and 17.12.080(C)(3). Planning Commission member Kara Dohrenwend seconded the motion. The motion carried 3-0 aye.

6. Discussion Item

Ordinance 2010-16

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 Ordinance 2010-16. It was decided that additional discussion should take place about RA-1 zone including limiting the number of animals permitted and the number of units per acre in a planned unit development.

7. Discussion Item

Ordinance 2010-17

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 Ordinance 2010-17. It was decided that additional discussion should take place about A-2 zone including limiting the number of animals permitted and the number of units per acre in a planned unit development.

8. Discussion Item

Ordinance 2010-19

An ordinance amending the City of Moab Land Use Code, Title 17.00, Zoning, with the adoption of a new Chapter 17.73, with language providing for administrative adjustments to various development requirements

Planning Commission members held a discussion regarding Ordinance 2010-19. It was decided that more detail was needed regarding the process for approving an administrative adjustment as well as the criteria that must be met for approval of an administrative adjustment.

9. Discussion Item

Proposed Compensation for Planning Commission Members

Planning Commission members decided that the proposed compensation discussion should take place when Commission member Joe Downard was in attendance.

10. Future Agenda Items

Code Amendments:

Other:

Workshop presentation for complete streets

Adjournment

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:13 pm.