

# MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: AUGUST 12, 2010 ::

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

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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 6:40 pm.

## 1. Planning Commission Workshop

Barriers to Affordable Housing – Lot sizes and setbacks

Planning Director Jeff Reinhart suggested that a matrix be assembled for each zone showing existing lot sizes and setbacks. He also suggested that the matrix should include conceptual lot size and setback distances. Planning Commission Chair Kelly Thornton requested that a summary of justification for the conceptual changes be included in the packet.

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

## 1. Citizens to be Heard

There were no citizens to be heard.

## 2. Action Item

Approval of Minutes  
Planning Commission: July 8, 2010  
Planning Commission: July 22, 2010

Planning Commission Chair Kelly Thornton stated that she was not in attendance at the July 22, 2010 meeting and the minutes should reflect her absence. Planning Commission Member Jeanette Kopell moved to approve the minutes for July 8, 2010 as written and the minutes for July 22, 2010 with the change reflecting Kelly Thornton's absence from the meeting. Planning Commission Member Joe Downard seconded the motion. The motion carried 3-0 aye.

## 3. Public Hearing – 10-0110

10-0110 Bastian Map Amendment – Zone Change Application  
Proposed zone change from I-1 Industrial to R-4 Residential for 1.96 acres located at 976 W. 400 North owned by Sandy Bastian.

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

B. Jean Eardley stated that she lived at the corner of Apple Lane and 400 North and said she was glad Planning Director Jeff Reinhart talked about how the area is changing because it is and she is glad to see the industrial zone go residential. She stated that she supports Sandy's views and that she thinks maintaining the single dwelling, having a duplex behind, and the remaining land for pasturing is in keeping with what is going on in the area. She stated that she had a concern about the R-4 zone and precedence setting and that her understanding from Planning Director Jeff Reinhart was that in order to have the duplex and the home on the property she would need the R4 zone instead of her original request for R2. Ms. Eardley stated that she would rather see the R2 zone applied with a conditional use or variance because of potential high density impacts of the R4 zone. She stated that she would feel more comfortable with zoning the property R2 with a variance or conditional use but that she was not opposed to Sandy's rezoning and that the R4 zone was certainly better than industrial. Ms. Eardley wondered what the Planning Commission's views were on future development in the area and stated that if the Commission were considering more R4 zoning in the area that she had concerns regarding access in the area. She stated that between her property and Sandy's property there was not enough width for a major access street. Ms. Eardley stated again that she supports what Sandy wants to do but is concerned about starting a precedent. She restated that her two major concerns were setting precedence and if the Commission continues with the R4 zone in the area that alternate access be considered besides 400 North.

Ted Sorensen stated that one of the reasons that he sees the R4 zone appropriate for the area is because it allows for pasturing and the other zone does not.

B. Jean Eardley asked the Commission if the property could be zoned R2 with a conditional use permit or variance to allow multiple dwellings. Planning Director Jeff Reinhart informed her that the code is not written to allow more than two dwellings in the R2 zone and that a code amendment would need to take place to allow it as a conditional use in that zone.

Planning Commission Chair Kelly Thornton closed the public hearing at 7:18 pm.

**4. Action Item – 10-0110**

Recommendation to City Council

10-0110 Bastian Map Amendment – Zone Change Application

Proposed zone change from I-1 Industrial to R-4 Residential for 1.96 acres located at 976 W. 400 North owned by Sandy Bastian.

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

**5. Discussion Item – Public Hearing Scheduled August 26, 2010**

Ordinance 2010-06 – An ordinance amending the City of Moab Municipal Code, Chapter 17.72, Administration and Enforcement, and specifically Chapter 17.72.100 through 17.72.240, that deals with the Board of Adjustment, to align the Moab Municipal Code with the Utah State Code

Planning Commission members held a discussion regarding the changes to Ordinance 2010-06. They were informed that a clean copy and strikeout copy of the ordinance would be included in their August 26, 2010 agenda packet.

**6. Discussion Item – Public Hearing Scheduled August 26, 2010**

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 reviewed anticipated Ordinance 2010-14. The draft reflected changes made by the Planning Commission and staff.

**7. Future Agenda Items**

Code Amendments:

Other:

Adventure Minor Subdivision – 420 Kane Creek

Possible Workshop with Richard Walker – August 23 or 24, 2010

Planning Commission members determined that a workshop with Richard Walker would be possible at their regular meeting on September 9, 2010. It was determined that additional advertising would be done to inform the public of the workshop with an invitation to attend.

**Adjournment**

Planning Commission Chair Kelly Thornton adjourned the meeting at 7:39 pm.