

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES: FEBRUARY 14, 2019:

Members Present: Kya Marienfeld, Allison Brown, Jeanette Kopell,
Marianne Becnel (Arrived at 5:34pm)

Members Absent: Brian Ballard, Becky Wells

City Councilmembers: None

City Staff: Development Services Coordinator Sommar Johnson, Assistant City Manager Joel Linares, City Engineer Chuck Williams, and Deputy Recorder I Stephanie Haycock

Members of the Public: 9

The Moab City Planning Commission held their regularly scheduled Planning Commission workshop and meeting on the above date in the Council Chambers of Moab City Offices, located at 217 East Center Street, Moab, Utah. A recording of the meeting is archived at <http://www.utah.gov/pmn/index.html>. The workshop was called to order by Chair Brown at 5:35pm.

WORKSHOP AGENDA 5:00 PM

1. Planning Commission Workshop – 5:00 pm Moab Downtown Plan – Review and discussion

There was discussion due to limited time that this would need to be another workshop when the Commission has time to look over the code changes and have time to discuss those changes and how they will affect the Downtown plan. They decided to just briefly discuss their concerns and hopes for the Downtown plan. Commissioner Kopell expressed concern for parking and more particular oversized parking. Chair Brown said that Commissioner Kopell is correct as the Parking study is still out there. But it wouldn't hurt to discuss what they are wanting to see in the Downtown Plan. Commissioner Marienfeld felt like this is in line with the Dark Skies plan and that Business owners should be put on notice so they have time to adjust. Commissioner Marienfeld felt like the bypass shouldn't be put into the Downtown plan. That based on the plan it seems like a forgone conclusion and she feels like this is misrepresented. Due to the City having so little control over it, she feels like it shouldn't be tied to the Downtown plan. Development Services Coordinator Johnson asked Assistant City Manager Joel Linares for clarification in regards to this. It was stated between Development Services Coordinator Johnson and Assistant City Manager Linares that there is some funding available for projects if the bypass is in the Downtown plan. Commissioner Becnel said she spoke with Benjamin who worked on the Downtown Plan and he stated that the Bypass was done by a separate company. Development Services Coordinator Johnson said that asking for the priorities to be rearrange is definitely something we could do.

Chair Allison Brown closed the workshop at 5:58pm. The Planning Commission's regular meeting was called to order at 6:01pm.

REGULAR MEETING AGENDA
6:00 PM

1. Citizens to be Heard

Mark Olsen likes the Downtown Plan, but he is against the Bypass. He feels like the question was not framed well. He did state that he is fine with the bypass as long as it doesn't run through Doc Allen. He believes that the reason people talk about the Bypass is noise related. He doesn't agree with taking noise out of the Commercial Zones to be put in the Residential.

Emily Stock resonates with everything that Mr. Olsen stated and that Commissioner Marienfeld spoke in regards to. She felt like the survey was very limited. Something that really speaks to her is that the benefit of having a Bypass would be a sacrifice to the community. And as a local she feels like we already sacrifice enough to tourism. Ms. Stock said she would support a Bypass as long as it was tunneled.

Liz Ballinger she said she won't repeat what the others said as she feels the same. She was pleased that Commissioner Marienfeld spoke of her concerns. She wanted to mention that she doesn't believe the Bypass will solve the problem anyways. She feels like the traffic problem is coming from tourist so why do we need a bypass.

Neil Clark wanted to make one point which is that no one knows what is happening with the Bypass. He feels like from City Council, to Contractors to locals that no one knows anything about the Bypass. He is encouraging the Planning Commission to work with City Council to come up with what is happening so we can fix the lack of communication with the Public.

Joe Downard stated that this is one of the most stupidest ideas the City of Moab could consider. He said that it would be one of the stupider things the City of Moab could do to ruin the scenic view of Moab.

There were no more Citizens to be heard.

2. Action Item – Approval of Minutes

December 12, 2018

January 10, 2019

January 22, 2019

Commissioner Becnel motioned to approve the minutes from December 12th, January 10th and January 22nd. Commissioner Kopell seconded the motion. There was no further discussion. The motion passed 4-0 Aye.

3. Action Item – Planning Resolution 02-2019

A Resolution Approving a Special Exception to the Off-Street Parking Regulations for the MAPS Senior Living Facility to be Located at 354 Williams Way in the R-4, Manufactured Housing Residential Zone

Development Services Coordinator Johnson gave a brief overview of Resolution 02-2019. Ben Riley the Director of HASU came to the table to answer questions. Commissioner Becnel asked Mr. Riley asked how old the people qualify for the units and statistically how many cars people 55 and older have. Mr. Riley said that they did a study and in part to the study they believe that asking for 1.33 stalls exception would be okay being a senior project.

Commissioner Kopell said she that they (seniors) have one car or use public transportation. Mr. Riley said that the masterplan is to put senior living next to the Hospital and the Grand Center so it would eliminate their residents needing to drive at all. Commissioner Becnel stated that they could go smaller 1:1 ratio. Commissioner Kopell said the hospital is 1:1 and they do not want that again. That the 1.33 would make a difference. Commissioner Becnel made a motion to approve Resolution 02-2019. Commissioner Kopell seconded the motion. There was no further discussion. The motion carries 4-0 Aye.

4. Action Item – Planning Resolution 03-2019

A Resolution Recommending to City Council Conditional Approval of the Minor Court Subdivision, a Minor Subdivision of Lot 1 of the Cottonwood Subdivision Located in the R-2, Single-Household and Two-Household Residential Zone

Development Services Coordination Johnson gave an overview of Resolution 03-2019. Chair Brown asked the applicant to come to the table to speak to the Commissioners. Matthew Niesen as the applicant stated that he believes this is a good infill project for the City and the providing density will benefit the City.

Commissioner Marienfeld moved to adopt Planning Resolution 03-2019. Commissioner Becnel seconded the motion. There was no further discussion. The motion passed 4-0 Aye.

5. Action Item – Planning Resolution 04-2019

A Resolution Recommending Conditional Approval of a Hillside Development Permit for Commercial Development on Property Located 1520 North Main Street in the RC, Resort Commercial Zone

Development Services Coordination Johnson asked the City Engineer Chuck Williams to come to the table to discuss the last minute changes. Development Services Coordination Johnson gave a brief overview of Resolution 04-2019 and the changes that were made last minute. It was stated that Planning Staff and the City Engineering staff supports the changes and the code requirements are met so they recommend to the Planning Commissioners to send this to the City Council favorably.

City Engineer Chuck Williams gave an overview of the slope study and the cut proposed by the applicants and Developers. He stated it still would require the Hillside permit because the slopes exist out there. Development Services Coordination Johnson said that the building itself actually serves as erosion control. Commissioner Brown would like to table this until the City can update it. Commissioner Marienfeld agreed. The Engineer Craig Larson came to the table to talk. He stated that the reason for the change was different interpretations of the code. Mr. Larson said that with the adjustment of the building it will still block the visual of the cut, and the cut will be smaller now. Commissioner Marienfeld read in the code provisions where it states that if hillside excavation occurs it is required that buildings be located in the cut area to minimize the visual effects of scarring. Mr. Larson said it could be argued it either way. It has both characteristics right now. The intent to cover or shield the cut in this situation it will happen either way. Development Services Coordination Johnson said that the RC Zone does require for the majority of parking to be in the back of the building.

Commissioner Marienfeld motion to table Planning Resolution 04-2019 until we have the most current updated proposal from the applicant. Commissioner Becnel seconded the motion. There was no further discussion. The motioned to table Resolution 04-2019 passed with a 4-0 Aye vote.

6. Action Item – Planning Resolution 05-2019

A Resolution Conditionally Approving the Commercial Site Plan for the Slickrock Hotel on Property Located at 1431 North Main Street in the RC, Resort Commercial Zone

Development Services Coordination Johnson gave a brief overview of Planning Resolution 05-2019. She also stated that they meet the exception for the Temporary Land Use regulation. The applicant Kurt Barker said he had nothing to add. He asked if there were any questions for him. Commissioner Kopell said the only thing is she is concerned a lot of the parking issue. She understands the parking cost money but everyone comes in and brings their toys with them. And there is no parking for them, she feels like they are not doing the parking and looking at the full picture. Commissioner Brown said she knows it is not in the code now but it is company up. They just like to mention this to the Developers. Mr. Barker said he appreciated the comments.

Commissioner Kopell moved to adopt Planning Resolution 05-2019 with the five listed conditions. There was no second. The motion dies.

Mr. Barker asked on what grounds. Assistant City Manager Linares responded that it is not done. He also advised the Commissioners that another motion has to be made. Commissioner Brown said that the Commissioners have to either approve, deny or table.

Commissioner Marienfeld motion to table Planning Resolution 05-2019 until the next meeting when there are Commissioners present. There was no second. The motion dies.

Commissioner Becnel asked if anyone would like to recommend improvements to the Resolution. Commissioner Marienfeld she would and that is why she would like to table.

Commissioner Marienfeld motioned to table this to allow Planning Commissioners time to evaluate the initial site plan. Commissioner Kopell seconded the motion. There was no further discussion. The motion passed unanimously with a 4-0 Aye. Development Services Coordination Johnson cautioned the Commissioners to be very careful with any new conditions because as is the Site plan does meet City code.

Mr. Barker asked on what grounds was this tabled. Chair Brown allowed Mr. Barker to speak. Mr. Barker said he had already met once and the developer already spent \$60,000 and redid what the City asked them to do. He said he is left scratching his head why this was tabled. Assistant City Manager Linares advised the Chair that the agenda item is closed, and she does not have to answer unless she wants to. Chair Brown told Mr. Barker that there are only 4 of the 6 Commissioners present and they want to table until the other Commissioners are present.

7. Future Agenda Items

Chair Allison Brown said she was going to go in a different direction with future agenda items. She would like to have discussions amongst the Commissioners and take those ideas to the Mayor and/or City Council and go from there. Chair Brown said she would like to see commercial zones be two stories and all overnight accommodations be fifty rooms or smaller. Commissioner Becnel said she would like to take more time to look over the ordinances and requirements of buildings and hotel. She would also like to address the designs to keep with the character of our City. Commissioner Marienfeld would like all overnight rentals to be taken out of the Commercial areas. Chair Brown said if you have a future agenda item she would like it to be very precise and come with some specific ideas.

Development Services Coordination Johnson said it is beneficial to have some ideas for overnight accommodations to pass on to City Council while the moratorium is in place. Commissioner Becnel said she would like to point out that the job of the Planning Commission is for them to emphasize their ideas of what is

appropriate and there is a lot of gray area with the code. And the reason you have a human board is to see what doesn't sit right with you. Development Services Coordination Johnson said those would be legislative changes. What is on the book now is what you are required to look at now. City Council is who passes legislative decisions. But she does think it is beneficial for the Planning Commission to have a chance to express those things to the City Council.

Chair Brown closed the meeting at 6:59pm.

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