

Planning Commission Minutes on Millcreek Cove Twinhome Subdivision
September 27, 2018

3. Action Item – Planning Resolution 12-2018 A Resolution Recommending to City Council Conditional Approval of the Final Plat for the Mill Creek Cove Twin Homes Subdivision Located in the R-3 Zone at 674 South 400 East and 671 South 400 East

Commissioner Ballard recused himself and left the meeting.

Director Reinhart gave an overview of Resolution 12-2018. Development Services Coordinator Johnson stated that the easement will be required to be fenced and they will still have to meet all setbacks.

There was discussion on the lot sizes and which was single vs. townhome lots. Commissioner Hoskisson asked about it being able to be accessed by emergency vehicles. Director Reinhart said yes that on a flag shaped lot it was 20 feet.

Director Reinhart said that a development improvements agreement along with the final Plat will have to be submitted to the City Council for final approval. Engineering comments must be addressed prior to this going to City Council.

Chair Kopell asked if anyone had any more questions regarding this Resolution if not she would like to see a motion.

Commissioner Marienfeld wanted to see what the footprint of the easement was. They reviewed that on the map.

Commissioner Hoskisson said it wasn't clear to him if the drainage has been engineered. Director Reinhart said it has been designed to release what preconstruction amounts would be. Commissioner Hoskisson said that the building code would require some type of drainage for that system. Director Reinhart said our codes all mention that you have to have a plan and drainage for storm water.

Chair Kopell said she thinks were they are taking the planter out, we need some speed bumps there. Development Services Coordinator Johnson said the planter is not being removed it is being redesigned and you can only turn right out of the subdivision.

Commissioner Marienfeld asked if a right turn only is cause for concern. Development Services Coordinator Johnson said that you could turn left at Kiva.

Commissioner Becnel stated that this should be contingent on a high density transportation plan right there. Development Services Coordinator Johnson stated that the Engineering department has looked at this from all safety points and has approved it. Commissioner Brown asked Commissioner Becnel if she wanted to put conditions on this. Commissioner Becnel stated that she has just seen better. She also asked about the bike path. Commissioner Marienfeld discussed the existing bike path and said she felt like it is more than efficient and it is easily accessible.

Development Services Coordinator Johnson stated that the way the road runs would be the City's responsibility not the developer. And we already have the conditions put in place that the median issues would have to be addressed and fixed before we are able to proceed forward.

Commissioner Kopell stated that before in previous developments there was a traffic calming that was required that didn't take place. Development Services Coordinator Johnson stated that that was in the development these are outside of the development.

Moab City Planning Commission, Minutes Page 3 of 3 Meeting, September 27, 2018 Commissioner Hoskisson made a motion to approve Resolution 12-2018 conditionally. Commissioner Brown seconded the motion. There was no further discussion. The motion carried 6-0 aye.