

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES :: SEPTEMBER 26, 2013 ::

Members Present: Kelly Thornton, Joe Downard, Laura Uhle, Jeanette Kopell, Wayne Hoskisson
Members Absent: All present
City Staff: Planning Director Jeff Reinhart
Public Members: 11

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 7:08 pm.

1. Planning Commission Workshop – 6:30

Planning Commission members did not hold a workshop this meeting.

1. Citizens to be Heard

There were no citizens to be heard.

2. Action Item

Approval of Minutes: September 12, 2013

Commissioner Hoskisson moved to approve the minutes for September 12, 2013 as written. Commissioner Uhle seconded the motion. The motion carried 5-0 aye.

3. Action Item – Planning Resolution 13-2013

A Resolution Conditionally Approving a Commercial Site Plan for the Construction of a Hotel, Restaurant, Conference Area, and Employee Housing at 100 West and Williams Way in the C-3 Zone and Granting a Parking Exception

Commissioner Thornton introduced the proposed project to build a 115 room hotel, pool, restaurant, and employee housing on 100 West and Williams Way. Planning Director Reinhart gave a brief overview of the proposal and that the applicant, Red Rock Partners, was requesting a special exception to the off-street parking requirement. The requested exception is based on studies completed by the Urban Land Institute and a summary was included in the agenda packet. General discussion was held about the parking and traffic with questions asked by the Commission members being answered by representatives of Red Rock Partners.

Subsequent to the discussion, Commissioner Downard moved to approve Resolution 13-2013 with an additional sixth condition:

1. At the appropriate time, Phase Two shall be submitted to the Planning Commission for review and approval;
2. The property line separating the employee housing from the hotel lot shall be vacated by an action of the City Council.
3. The restaurant and architectural design shall be coordinated to the satisfaction of City Staff, the Moab Fire Department, and the Building Inspector's office.

4. The project shall be constructed in conformance with the approved plan sheets from:
 - a. architects, AEURBIA, dated September 9, 2013 and including plan sheets A100, A202-204, and A301-303;
 - b. Set Engineering dated September 5, 2013 and including plan sheets C-102-C-106; and
 - c. Landscapers, Three Men and a Shovel, dated September 3, 2013 and including plan sheets L100 and L200-L202.
5. Signs shall be subject to a separate review and permitting process as established in MMC Chapter 15.44
6. Prior to the approval of Phase 2, the parking shall be reassessed and, if necessary, appropriate remedies will be incorporated into the plan.

Commissioner Uhle seconded the motion. The motion carried 5-0 aye.

3. Future Agenda Items

The commission held a brief general discussion about the Aarchway Inn Addition and Ordinance #2013-15.

Adjournment

Planning Commission Chair Kelly Thornton adjourned the meeting at 8:03 pm.

Definitions

Public Meeting – A meeting that is required to be open to the public under Utah Title 52, Chapter 4, Open and Public Meetings

Public Hearing – A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing