

MOAB CITY PLANNING COMMISSION MEETING

:: MINUTES: FEBRUARY 28, 2019:

Members Present:	Brian Ballard, Kya Marienfeld, Allison Brown, Marianne Becnel, Becky Byrd, and Jeanette Kopell (Arrived at 5:34pm)
Members Absent:	None
City Councilmembers:	None
City Staff:	Development Services Coordinator Sommar Johnson, Deputy Recorder I Stephanie Haycock
Members of the Public:	8

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 Allison Brown at 5:04 pm.

WORKSHOP AGENDA 5:00 PM

- 1. Planning Commission Workshop – 5:00 pm**
 - Moab Downtown Plan – Review and discussion
 - Grand County Draft Lighting Ordinance

There was discussion about deleting all mention of the Bypass from the Downtown Plan as it is so far off. If the City Council needs to include it for future funding issues then it can be put in. Chair Brown would like to see the Lighting Plan moved into the top five of the priority list. Commissioner Marienfeld would like to see the Overlay District Creation moved up. Chair Brown asked if Commissioner Becnel was saying that she would like to see all of the infill moved to a top priority. Commissioner Becnel wanted an outdoor market added to the Priority List. She would also like to see Bike lanes move ahead of infill. The Commissioners agreed to remove downtown marketing and branding could be taken off the list. Rachel Moody asked to come to the table to speak. She spoke about the raised median to slow down traffic on Main Street and taking away the left hand turn from Main Street to Center Street. Commissioner Ballard said that a right hand turn is more dangerous. He believes that something should be done there. Ms. Moody said that any item that is pedestrian related should be moved up with the raised median. The Commissioners all agreed that art placed in the median would be great. Anything that is low maintenance and doesn't need water. The Commissioners went over their list that they would meet with staff about before the Public Hearing. Ms. Moody said that the recommendation for bulb outs wasn't included in East Center Street and she would like to see East Center Street be included in the Downtown Plan upgrades.

The Commissioners pulled up the City Lighting Ordinance Draft and the County Draft Lighting Ordinance to try and get them similar. Joette Langianese spoke in regards to how they are trying to get businesses and citizens notified and on board with the Dark Skies program. She discussed their incentives programs and what they are working on to get more businesses behind this program.

Chair Allison Brown closed the workshop at 5:55pm. The Planning Commission's regular meeting was called to order at 6:00pm.

REGULAR MEETING AGENDA
6:00 PM

1. Citizens to be Heard

There were no Citizens to be heard.

2. Action Item – Planning Resolution 05-2019

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

Commissioner Becnel expressed concern about the orientation of the building as well as the requirement the parking to be located to the side or rear of the development. It was explained that the front of the development was located on Highway 191 but due to the requirement for a shared driveway off Highway 191, the entrance to the building faces north but is not considered the front. Commissioner Becnel questioned whether the building met the site design criteria. It was explained that the building design met the requirements of the RC, Resort Commercial zone. Commissioner Becnel also questioned the open space requirements and it was clarified that the development included 25.03% open space in compliance with the zone.

Commissioner Marienfeld moved to approve Planning Resolution 05-2019. Commissioner Kopell seconded the motion. The motion carried 5-1 aye, with Commissioner Becnel voting nay.

3. Public Hearing – Proposed Ordinance 2019-07

An Ordinance Amending the City of Moab Municipal Code, C-1, Commercial-Residential Zone, Section 17.20.020, Use Regulations, with the Addition of “Eating Establishments, Excluding Drive-in and Drive-through Services”, and Moab Municipal Code Section 17.20.040(E), to read “No Building or Structure Shall Exceed Thirty Feet in Height”

Commission Chair Brown opened the public hearing at 6:18 pm.

Commissioners Becnel noted that the Planning Commission received one letter regarding the application and Commissioner Marienfeld summarized the letter stating that the concern was the C-1 was the transition zone between commercial and residential and that in order to have it act as a transition zone instead of a commercial zone that a thirty foot height limit seems inappropriate.

Commission Chair Brown closed the public hearing at 6:20 pm.

4. Action Item – Planning Resolution 06-2019

A Resolution Recommending to City Council Approval of Ordinance 2019-07 Amending the City of Moab Municipal Code, C-1, Commercial-Residential Zone, Section 17.20.020, Use Regulations, with the Addition of “Eating Establishments Excluding Drive-in and Drive-through Services” and Moab Municipal Code Section 17.20.040(E), to read “No Building or Structure Shall Exceed Thirty Feet in Height”

The applicants explained that their intent in requesting a higher building height was to accommodate two-story structures with commercial uses on the ground floor and housing on the second floor.

Commissioner Marienfeld stated that she was comfortable with an increase height as long as the City is getting something for the housing problem. She explained that she felt the height increase of thirty feet is fine as long as there is a specific condition that is written into the C-1 code that the allowable height increase applies if anything above the ground floor is residential. Commissioner Becnel agreed with the modification and stated this would mitigate the neighbor concerns regarding the increased height.

Based on discussions with the applicants regarding building height and potential development ideas, the Commissioners and applicants agreed to modify the height limit to twenty-four feet for strictly commercial development and thirty feet for commercial development on the ground floor with residential development above the ground floor.

Commissioner Marienfeld moved to approve Planning Resolution 06-2019, a resolution recommending to City Council approval of Ordinance 2019-07, with a modification to the applicants request to Moab Municipal Code Section 17.20.040(E) stating “No building or structure shall exceed twenty-four feet in height, except that in mixed-use developments consisting of both commercial and residential uses, no building shall exceed thirty feet in height”. Commissioner Wells seconded the motion. The motion carried 6-0 aye.

5. Future Agenda Items

Commission Chair Brown stated she would like to put together a Planning Commission “wish list” of ten or so items that she could take to the City Council and ask if they would like the Commission to begin work on those items.

6. Adjournment

Commission Chair Brown adjourned the meeting at 7:06 pm.