

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT
REGULAR PLANNING COMMISSION MEETING
May 9, 2019**

The Moab Planning Commission held its regular meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street.

Regular Meeting—Call to Order and Attendance:

Planning Commission Chair Allison Brown called the meeting to order at 6:01 PM. In attendance were Planning Commission Members Brian Ballard, Marianne Becnel, Kya Marienfeld, Jeanette Kopell, Cory Shurtleff and Becky Wells. Also in attendance were Planning Director Nora Shepard, City Recorder Sommar Johnson, and Deputy Recorder Jamie Hulce. No members of the press and public were present. No members of the public and media were present. An audio recording is archived at: <https://www.utah.gov/pmn/files/507391.mp3> and a video recording is archived at: <https://www.youtube.com/watch?v=5NFa40BhgTg&t=33s>

Citizens to be Heard:

There were no citizens to be heard.

Approval of Minutes:

Planning Commission Member Becnel moved to approve the minutes of the February 28, 2019, March 14, 2019, and March 28, 2019. Planning Commission Member Marienfeld seconded the motion. The motion carried 6-0 aye.

Action Item - Planning Resolution 11-2019:

A resolution recommending to City Council approval of the Wild Goat Subdivision, a minor subdivision of property located at 450 Millcreek Drive in the R-2, Single-household and Two-household residential zoning district

Commissioner Wells disclosed that the applicant was a former client but she does not have any current agency agreements with him.

Motion and Vote: Planning Commission Member Kopell moved to approve **Planning Resolution 11-2019**: A resolution recommending to City Council approval of the Wild Goat two-lot minor subdivision at 450 Millcreek Drive with the following requirement:

1. All engineering comments shall be addressed to the satisfaction of the City Engineer prior to review by City Council.

Planning Commission Member Becnel seconded the motion. The motion passed 6-0 aye.

Public Hearing – Proposed Ordinance 2019-13:

An ordinance amending the City of Moab Municipal Code, 17.06 Definitions, 17.09 Supplementary Requirements Applicable within Zones, 17.12 General Provisions, 17.20 C-1 Commercial-Residential Zone, 17.24 C-3 Central Commercial Zone, 17.31 RC Resort Commercial Zone, 17.42 R-1 Single-Family Residential Zone, 17.45 Single-Family and Two-Family Residential Zone, 17.48 R-3 Multi-Family Residential Zone, 17.51 R-4 Manufactured Housing Residential Zone, 17.72 Administration and Enforcement, 17.90 Historic Preservation; and changing all references from family to household in titles 6, 9, 12, 13 and 17; and changing all references from duplex to two-household in titles 13, 15 and 17

It was explained that this ordinance is a clean up of various sections of the code that have undergone revisions and creates consistency with updated terms and references. In the review of the ordinance it was noted that “Appeals Authority” was updated and should refer to “hearing officer”.

Planning Commission Chair Brown opened the public hearing at 6:16 pm.
No public comment was made.
Planning Commission Chair Brown closed the public hearing at 6:17 pm.

Planning Resolution 12-2019:

A Resolution Recommending to City Council Approval Of Ordinance 2019-13 Amending Various Sections of The Moab Municipal Code

Motion and Vote: Planning Commission Member Kopell moved to approve **Planning Resolution 12-2019** and send Ordinance 2019-13 to City Council with a positive recommendation with a revision changing “appeal authority” to “hearing officer”. Planning Commission Member Becnel seconded the motion. The motion passed 6-0 aye.

Future Agenda Items:

Planning Director Shepard provided the Commission with an update regarding the land use changes that Landmark Design has been working on and informed them that their website lists five different alternatives that they have put together based on public feedback. She indicated that Landmark would be developing language for an overlay zone that may or may not be placed anywhere at this point but the Commission should start looking at the map to decide where overnight accommodations would make sense. She explained that there was discussion regarding community nodes that would allow different types of small commercial uses that would provide benefits to the residents. She stated the next meeting would include a work session for the land use plan, the overlay, and the overnight accommodations.

Adjournment:

Commission Chair Brown adjourned the meeting at 6:28 PM.