

MOAB CITY PLANNING COMMISSION MINUTES
November 9, 2023

The Moab City Planning Commission held its regular meeting on the above date in Council chambers. Audio is archived at www.utah.gov/pmn and video is at www.youtube.com/watch?v=v4BOrmCGmF8.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:06 p.m. Commission Members Machael Layton, Miles Loftin and Carolyn Conant attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Assistant Planner Bryce Rogers, Sustainability Director Alexi Lamm, Transit Coordinator and Grant Writer Richard Lory, City Council liaison Luke Wojciechowski and two members of the public also attended.

Public Comments: There were no public comments.

Approval of Minutes: Commission Member Layton moved to approve the minutes of the special Planning Commission meeting of November 2, 2023 with corrections. Commission Member Loftin seconded the motion. The motion passed unanimously.

Public Hearing Regarding Moab Area Affordable Housing Plan Update: Commission Chair Marienfeld opened a public hearing regarding the 2023 Moab Area Affordable Housing Plan Update at 6:12 p.m. Richard Lory stated the affordable housing plan is referenced in grant applications so the update is helpful. Commission Chair Marienfeld closed the public hearing at 6:13 p.m.

Recommendation Regarding Moab Area Affordable Housing Plan Update—Approved Motion and Vote: Commission Member Conant moved that the City of Moab Planning Commission forward a positive recommendation to City Council on the adoption of the 2023 Moab Area Affordable Housing Plan. Commission Member Loftin seconded the motion. The motion passed unanimously.

Dark Sky Code Amendments—Public Hearing and Positive Recommendation

Presentation: Planning Director Shurtleff outlined recent updates to the draft amendments to Moab City **Ordinance 2023-14**: an ordinance amending the text of the Moab Municipal Code (MMC), to include additional regulations required through the International Dark Sky Association Certification and resolve outstanding discrepancies within the existing regulations. He clarified temporary string lights, curfews on holiday light displays and other minor changes. Commission Chair Marienfeld requested the City's Communications Director publicize public hearings more vigorously.

Public Hearing Regarding Dark Sky Code Amendments: Commission Chair Marienfeld opened the public hearing regarding Dark Sky code amendments at 6:46 p.m. Kaitlin Myers stated she has heard from seniors who are concerned with decreasing overall levels of light in the City and safety. Commission Chair Marienfeld closed the public hearing at 6:48 p.m.

Discussion: Commission Member Loftin brought up barriers to compliance if an electrician is required for residential properties. He suggested exceptions and variances to mitigate noncompliance due to expense. He mentioned his interest in a genuine process versus one that is complaint based. Planning Director Shurtleff reiterated that nuisance lighting comes first in terms of code enforcement priorities. He said the compliance process is customizable. Commission Member Conant suggested a noncompliance relief fund. Discussion followed regarding intermittent blinking or flashing holiday lights and a 10:00 p.m. curfew. Loftin brought up the definition of qualifying temperature ratings for outdoor lights. Commission Member Layton brought up the conundrum of roadway lighting as designated by a single representative of the engineering department or the Utah Department of Transportation (UDOT). Shurtleff added that private streets are required to have illumination paths.

Motion and Vote: Commission Member Conant moved to forward a positive recommendation to City Council to adopt **Ordinance 2023-14**: an ordinance amending the text of the Moab Municipal Code (MMC), to include additional regulations required through the International Dark Sky Association

Certification and resolve outstanding discrepancies within the existing regulations, with an additional recommendation that staff explore options to reduce cost barriers for required residential compliance. Commission Member Loftin seconded the motion. The motion passed unanimously.

Sustainability Action Plan—Positive Recommendation

Presentation and Discussion: Sustainability Director Lamm presented a draft of the sustainability action plan and described the background, timeline and framework for the plan. She explained focus areas and goals of the plan. She described the top six strategies for the plan based on community feedback and the recommendation of a technical advisory committee. She said the six strategies were not ranked and Commission Member Conant requested that bullet points replace the numbering. Urban tree canopy, urban agriculture, open space, nature-based stormwater solutions, incentives for energy efficiency and an organic waste diversion pilot were included. Some strategies such as a multimodal transportation plan are already underway, Lamm explained, so were left off the priority list; Conant suggested in-process strategies should be specified, not eliminated from the list. Lamm also explained some priority items have pending grant funding. Commission Member Layton brought up the water conservation plan and conflicts with potentially water-intensive priorities and Conant concurred. Layton stated her interest in promoting strategies that benefit locals over tourists. Discussion ensued regarding a need for further review of a more developed action plan before City Council consideration and it was agreed that a positive recommendation of the framework for the plan was desirable.

Motion and Vote: Commission Chair Marienfeld moved that the City of Moab Planning Commission forward a positive recommendation to City Council on the adoption of **Resolution 28-2023**: a resolution adopting the 2023 Sustainability Action Plan, the framework of which has been discussed by the Planning Commission. Commission Member Loftin seconded the motion. The motion passed unanimously.

Dispersed Parking Letter of Support—Approved

Presentation and Discussion: Transit Coordinator and Grant Writer Lory presented a draft letter of support for a rural opportunity grant from the Governor's Office of Economic Development. He explained the grant would augment the already-approved UDOT Hotspot funding for the downtown dispersed parking plan. He said the grant would alleviate the burden on the City for benches, trees, pergolas and lighted safety bollards in the downtown area. Planning Director Shurtleff explained there were no competing internal City projects for the grant. Commission Chair Marienfeld pointed out significant feedback regarding beautification of downtown, which is a point of complaint for local residents. She said the project would support local business, and she preferred to highlight safety elements such as lighted bollards and shade pergolas. She said the grant language could focus on tourism incentive and local focus. Commission Member Loftin stated the downtown parking plan could be endlessly debated, yet the short-term effects of the proposed grant funding would save the City money and would result in a nicer downtown. Lory explained other improvements, such as sidewalks, were elements of the forthcoming Downtown Master Plan.

Motion and Vote: Commission Member Loftin moved to approve the 2023 Rural Community Opportunity Grant (RCOG) City Of Moab Dispersed Parking Amenities Letter Of Support. Commission Member Conant seconded the motion. Commission Chair Marienfeld proposed an amendment to the motion to include verbiage in the second sentence of the letter, as follows: Hotspot will fund the parking and pedestrian infrastructure, RCOG and City of Moab will fund the amenities to create a more beautiful, accessible and safe and inviting downtown for visitors and residents. Loftin and Conant approved the amendment. The motion passed 3-1 aye with Commission Members Marienfeld, Loftin and Conant voting aye and Commission Member Layton voting nay.

Future Agenda Items: Shurtleff and Planning Administrator Anglin mentioned forthcoming site plan actions and minor subdivisions.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 9:00 p.m.

