

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
February 8, 2022

Moab City Council held its Regular Meeting on the above date. Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Annotated § 52-4-207(5)(a), City Council chambers served as a physical anchor location. Audio is archived at www.utah.gov/pmn and video is archived at <https://www.youtube.com/watch?v=Bnx9l22yeqY>.

Attendance and Call to Order:

Mayor Joette Langianese called the meeting to order at 6:04 p.m. Councilmembers Tawny Knuteson-Boyd, Rani Derasary, Kalen Jones and Jason Taylor attended remotely. Councilmember Luke Wojciechowski was not in attendance. City staff participating included Acting City Manager Carly Castle, Finance Director and Acting Deputy Manager Ben Billingsley, Parks, Recreation and Trails Director Annie McVay, Sustainability Director Mila Dunbar-Irwin, Assistant Engineer Mark Jolissaint, Planning Director Cory Shurtleff and Recorder Sommar Johnson.

Citizens To Be Heard:

Jennifer Wenzel stated her concerns about the potential noise that could be generated by the proposed pickleball courts at Old City Park (OCP). She said she is not opposed to pickleball but said it is not fair to the neighbors of the quiet community park.

Mary McGann spoke as a citizen and supported the development of pickleball courts at OCP. She suggested sound could be mitigated. She expressed support for more courts at other locations in the future. She stated OCP is far from quiet and noted the three to four year effort to develop courts.

Thea Nordling stated she lives near OCP and concurred with Ms. Wenzel. She said it is her understanding that sound is hard to mitigate uphill. She expressed her desire to have neighbors involved in the process and wants limits on pickleball at OCP because it could conflict with yoga, weddings and other activities. She said she supports development of courts at the Old Spanish Trail Arena (OSTA).

Ellen Amuso said she loved pickleball and was warmly welcomed by pickleball players when she moved to Moab. She described the fitness and socialization benefits of the game and noted it is the fastest growing sport in America. She expressed her interest in having pickleball in the City and noted that participation had increased the quality of her life.

Lisa Patterson stated she lives near OCP. She said she did research on the noise generated by the sport and called three acoustic engineers familiar with pickleball noise. She said she lives within 400 feet of OCP and averred that noise from pickleball can have deleterious effects up to 400 feet away. She described the “valley effect” of noise transmission and noted she had gathered 668 signatures opposed to the OCP site. She requested a non-residential site for the courts.

Rick Davidson concurred with Ms. McGann and Ms. Amuso. He described a four-year effort to have dedicated courts in Moab. He said the grant that would fund the courts is very limiting. He noted OCP is underutilized and exists for the enjoyment of all people.

Recorder Johnson stated there were written comments, to be posted on the City’s website. Mayor Langianese invited interested persons to attend demonstrations the following week.

Public Hearing: Budget Amendments

Mayor Langianese opened a public hearing regarding **Proposed Resolution 04-2022** amending the Fiscal Year 2021-2022 Budget at 6:26 p.m.

Cassie Paup, representing the Moab Folk Festival, endorsed the proposed cost share for the portable stage, which, if purchased, would save money that would otherwise be spent to rent a stage from out of town. She said the stage could be shared with other events and would reduce carbon emissions caused by transporting a portable stage hundreds of miles.

Mayor Langianese closed the public hearing at 6:29 p.m.

Community Visioning Process—Presentation

David Beurle gave a brief introduction of Future iQ, the firm selected to carry out the Moab Community Visioning process. He said the process would be known as “Moab – Tomorrow Together.” He described the timeline, personnel, translation efforts, deliverables and a new logo. He announced a think tank, which is proposed for early April. Councilmember Derasary asked about methodologies to ensure a broad demographic was engaged in the process.

Councilmember Taylor asked about the expected lifespan of the resulting vision document.

Consent Agenda—Approved

Motions and Votes: Councilmember Derasary moved to remove the minutes of the January 25, 2022 Regular City Council Meeting from the consent agenda and to approve a Regional Haze Letter to the Environmental Protection Agency; confirm the appointment of Jeremy Lynch to the Moab City Planning Commission; confirm the appointment of Jill Tatton to the Moab City Planning Commission; and approve the Minutes of the January 18, 2022 Special City Council Meeting. Councilmember Jones seconded the motion. The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye. Councilmember Derasary moved to table approval of the minutes of the January 25, 2022 Regular City Council Meeting. Councilmember Knuteson-Boyd seconded the motion. The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye.

Old Business:

Streetlight Conversion Plan—Discussion

Sustainability Director Dunbar-Irwin presented a brief history of the project to contract with Rocky Mountain Power (RMP) to convert all 416 RMP-owned and City-maintained streetlights to Dark Sky compliant LED luminaires. She said City staff inventoried all streetlights and calculated the recommended light levels for the replacement fixtures based on Illumination Engineering Society (IES) standards. She said the new fixtures would pay for themselves in energy savings within four years and retrofit of the fixtures would take one or two weeks. Dunbar-Irwin also mentioned potential funding from the Governor’s Office of Economic Development. She spoke about low-cost shields, a break-in period, and sample fixtures to be installed at two locations on 400 East. Councilmember Jones thanked staff and asked about the demonstration lamps and comparison to existing fixtures. He also asked about the shields, the potential ability to dim the fixtures after midnight, and selection of a lamp that is best for Dark Skies compliance. Councilmember Derasary also asked about the shields and the financial responsibility of paying for the shields. She also asked about relocating certain poles and Dunbar-Irwin said removal of poles is an option. Councilmember Knuteson-Boyd thanked staff. Mayor Langianese brought up privately owned barn lights, which do not comply with the Dark Skies ordinance. Dunbar-Irwin described a discount program and Knuteson-Boyd asked if County residents could participate in the discount program. Dunbar-Irwin said the County-owned barn lights would be replaced and noted the Chamber of Commerce would reach out to business owners, the most common private owners of barn lights.

Residential Zones Active Employment Household Amendments—Discussion

Acting City Manager Castle described the history of the project and the urgency to pass a new ordinance by April, as outlined in Moab City **Resolution 33-2021**. Planning Director Shurtleff described the timeline, public process and options regarding the adoption of a new ordinance to require a percentage of multi-household developments in the R-3 and R-4 zones to be designated for active employee households. Councilmembers commented on the timeline, public process options, and opportunities for conducting special meetings, consideration of the County's High Density Housing Ordinance (HDHO), affordability and relationship to Planned Area Development (PAD) mechanisms.

Walnut Lane Redevelopment Alternatives—Discussion

Acting City Manager Castle recapped the history and options for the Walnut Lane redevelopment project. Jason Glidden, Housing Development Manager for Park City, presented information about master leases, public-private partnerships, and Park City's efforts to implement affordable housing projects. Councilmember Jones asked about whether Park City's proximity to the Wasatch Front was a factor in the ability to engage a private developer, and about required in-house staffing needs. Councilmember Taylor asked about the bond that funded projects in Park City and parking considerations for affordable housing projects. The alternatives presented to Council were as follows: Alternative 1 would continue as planned with a design-bid-build process to develop Phase I internally, and also pursuing bids to develop Phases II and III internally; Alternative 2 would involve a public-private partnership to solicit a master developer for the entire project (Phases I, II, and III); and Alternative 3, which would entail a hybrid involving a design-bid-build approach to develop Phase I internally, and pursuing a public-private partnership for Phases II and III. Councilmember Jones stated his support for Alternative 2 and Councilmember Taylor expressed his dissatisfaction with Alternatives 1 and 3. Councilmember Knuteson-Boyd stated she favors Alternative 2 and Councilmember Derasary stated she needs time to better understand the options.

New Business:

Budget Amendment—Approved

Motion: Councilmember Jones moved to approve **Resolution 04-2022** amending the Fiscal Year 2021-2022 Budget. Councilmember Knuteson-Boyd seconded the motion.

Discussion: Councilmember Taylor asked about the portable stage acquisition and whether Recreation, Arts and Parks (RAP) tax funding could be used. Councilmember Derasary brought up the proposed RAP tax citizen committee. Councilmember Jones asked about the proposed expense related to the Grantwell project.

Vote: The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye.

Administrative Reports:

Acting City Manager Castle reported on legislative efforts underway at the capitol. She mentioned a bill requiring water-efficient landscaping as well as regional water conservation. She mentioned Senate Bill 51, which could designate transportation funding for the Book Cliffs highway, and which the County Commission is following. She also mentioned potential legislation regarding trailer park evictions. Mayor Langianese brought up muffler legislation that failed by a narrow vote.

Mayor and Council Reports:

Councilmember Taylor reported on an airport board meeting and praised the Canyonlands

Business Summit, at which he presented and received many questions regarding recent City efforts regarding accessory dwelling units (ADUs). He recommended a City-led public education effort for residents and business owners and inquired if grants to allay certain expenses could be considered.

Councilmember Derasary brought up her participation in monitoring legislative activities, her involvement in the interviews with Future iQ staff, her attendance at a meeting of the Grand Water and Sewer Services Agency, and thanked citizens for their feedback regarding pickleball.

Councilmember Knuteson-Boyd stated she had been recovering from COVID and reported on a meeting of the museum board.

Councilmember Jones reported on a meeting of the Colorado Association of Ski Towns (CAST) regarding using short-term rentals to house active employees. He stated he attended meetings of the Community Renewable Energy Committee and the Travel Council, and noted House Bill 180 regarding off-highway vehicles.

Mayor Langianese briefly noted the joint City Council meeting with commissioners from Grand County and San Juan County, which Councilmembers Jones and Derasary attended. She reported on her presentation at the business summit and stated she had met with the City's water attorneys and planned a workshop regarding water. She announced a planned meeting with members of the Water Conservation and Drought Management Advisory Board.

Approval of Bills:

Motion and vote: Councilmember Knuteson-Boyd moved to approve the bills against the City of Moab in the amount of \$87,025.82. Councilmember Derasary seconded the motion. The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye.

Executive (Closed) Session:

Motions and Votes: Councilmember Knuteson-Boyd moved to enter an Executive Session to Discuss Reasonably Imminent and/or Pending Litigation. Councilmember Jones seconded the motion. The motion passed 4-0 aye with Councilmembers Knuteson-Boyd, Jones, Derasary and Taylor voting aye. Mayor Langianese convened the closed session at 9:18 p.m. Councilmember Jones moved to close the Executive Session. Councilmember Knuteson-Boyd seconded. The motion to end the closed session passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye. Mayor Langianese ended the session at 9:43 p.m.

Adjournment: Councilmember Knuteson-Boyd moved to adjourn the meeting. Councilmember Derasary seconded the motion. The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye. Mayor Langianese adjourned the meeting at 9:45 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder