

**MOAB CITY PLANNING COMMISSION MINUTES--DRAFT  
REGULAR PLANNING COMMISSION MEETING  
APRIL 11, 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.

***Workshop – 5:00 pm***

***Moab Parking Management Plan:***

Planning Commission Chair Allison Brown opened the workshop at 5:00PM to discuss the Moab Parking Management Plan. In attendance were Planning Commission Members Brian Ballard, Kya Marienfeld, Jeanette Kopell and Becky Wells. Also in attendance were City Recorder Sommar Johnson, Deputy Recorder Jamie Hulce, and City Engineer Chuck Williams. Eight members of the press and public were present. Thomas McMurty, representative from Avenue Consultants, and City Engineer Chuck Williams presented the Moab Parking Management Plan. They outlined the goals and objectives of the plan as well as the recommendations derived from the study. A video recording of the workshop is archived at <https://www.youtube.com/watch?v=PRADnJW60Yk&t=2s>.

***Workshop – 5:30 pm***

***Barriers to Affordable Housing:***

The barriers to affordable housing workshop began at 5:48 pm. Planning Commissioners discussed accessory dwelling units and the possibility of allowing an accessory dwelling unit in addition to a duplex in the R-2 zone. They also discussed impact fees, lot frontage, parking and landscaping requirements as additional barriers to affordable housing.

***Regular Meeting—Call to Order and Attendance:***

Planning Commission Chair Allison Brown called the meeting to order at 6:00 PM. In attendance were Planning Commission Members Brian Ballard, Kya Marienfeld, Jeanette Kopell and Becky Wells. Also in attendance were Assistant City Manager Joel Linares, Development Services Coordinator/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/507395.mp3> and a video recording is archived at: <https://www.youtube.com/watch?v=PRADnJW60Yk&t=1836s>

***Citizens to be Heard:***

Joe Kingsley stated he was vice-chair of the Grand County transportation committee and they have reviewed the parking study and found it very impressive. He indicated there was a lot of data in the study that will help us move forward. He stated the element he wanted to address was the parking garage. He said it is very expensive and to be transparent he indicated that his committee was working with UDOT and the County to use the funds that were set aside for the hotspot to use for more creative, “out in the future” type things. He gave an example that some cities with compact downtowns utilize a shuttle service and require people to stay parked in their hotel. He stated that some California cities are using electric gem vehicles and indicated they carry six people, are electric and they are free. He stated they are estimating that the hotspot funds could easily fund the shuttle and free transportation. He stated they appreciate the work that has gone in to the transportation study, all the numbers are beneficial, and the only area where they see a hiccup is in the garage. He indicated they would like to do something more creative and keep the cars off the street and in the parking lots at the hotels.

**Action Item - Planning Resolution 04-2019**

**A resolution recommending approval of a Hillside Development Permit for Commercial Development on property located at 1520 North Main Street in the RC, Resort Commercial Zone:**

**Motion and Vote:** Planning Commission Member Marienfeld moved to approve **Planning Resolution 04-2019:** recommending to City Council approval of a Hillside Development Permit for a Major Development subject to the following requirement(s): 1. A separate site plan must be reviewed and approved upon approval of a Hillside Development permit. 2. Development is subject to the Assured Workforce Housing Ordinance and must execute a Land Use Restriction Agreement with City Council prior to the issuance of a building permit. Planning Commission Member Jeanette Kopell seconded the motion. The motion passed 5-0 aye.

**Public Hearing – Proposed Ordinance 2019-03**

**An ordinance creating Chapters 17.09.060 and 17.09.465 of the Moab Municipal Code establishing outdoor lighting and sign illumination standards:**

Planning Commission Chair Allison Brown opened the public hearing at 6:15 pm.

George Johnson spoke in opposition to the ordinance. He stated some of it was good but the darkening of the streetlights was a major concern for him. He said the City has already darkened the streetlights from the end of 400 East on 100 North up to the Rockridge Center and the whole city block is completely dark at night for the senior citizens to walk in unless there is a moon out. He expressed concern about the senior citizens walking up the hill in the dark in the early morning and late at night. He stated that he is Opposed to darkening the streets because his mom's cousin was hit by a car and killed on 400 East in 1987 because of poor lighting conditions leaving a family of seven boys without a father. He said we invite hundreds of thousands of people into our community and then darken the streets in our neighborhood for a little certificate that says we are a dark sky community. He said it does not make any sense to him. He questioned whether or not anyone had talked to the City Police or the Sheriff's Office. He indicated that he talked to Zacharia Levine and the County had not talked to them until the day before the City voted. He said when he talked to the Chief of Police and the Sheriff, they were quite concerned with the safety aspects of dimming our streets and our sidewalks. He read an excerpt from the pedbikeinfo website indicating that many pedestrian and bicycle fatalities occur in non-intersections and lighting conditions are the major factor and many of them occur in dark conditions. He encouraged the Commission not to pass the ordinance as written. He stated if they are going to pass the ordinance it should be amended to leave the streetlights out.

Commissioner Brown clarified that the focus of the Planning Commission was not on turning off the streetlights but minimize the trespass of those lights onto places that they do not belong.

Chrystal White stated that the biggest concern people have is about safety and by no means is a shielded light less safe. She indicated a shielded light was a little more safe because it blocks the glare that goes into your eyes and blinds pedestrians and drivers. She stated shielding the light directs it down to the ground where it is needed and not into peoples eyes. She encouraged the Commission to pass the ordinance as is. She stated to her knowledge there is no study that says more lighting makes a place safer.

Sharon Brussell spoke in support of the ordinance and stated it has been a long time coming. She thinks the first effort was in 1989. She said one of the main goals was not lighting up the sky and not seeing a town the size of Moab from the International Space Station. She indicated that many communities that have adopted dark sky ordinances have not seen an increase in crime and have seen business go up because businesses that are lit appropriately are more inviting to visitors. She thinks there is a misunderstanding about what this lighting ordinance does. She

said this ordinance prevents the light from going out and straight up, it keeps the amount of lighting where you need it and in the amounts you need it. She explained that Rocky Mountain Power is on board and they and their engineers are super excited about this. She said they have come up with streetlights that are more attractive and they light better and in a better color for safety. She indicated that Rocky Mountain Power has received calls from other cities wanting to know what we are doing and Rocky Mountain Power is putting a whole program together to retrofit and offer new streetlights as well as the vapor/farm lights you see around. She said it was exciting that Rocky Mountain Power sees the value in this. She mentioned that several cities and towns have these types of ordinances and if they can do it certainly Moab can do it in a very safe way. She said if lighting is needed somewhere that it can be provided that fits with this ordinance keeping the lighting down where it is needed and not going up into the sky. She stated she could see the Milky Way from town when she moved here in 1990 but she can no longer do that. She said she has moved out to Spanish Valley near the San Juan County line and walks every night and can see the night glow around Moab. She said it is very disheartening to see the glow but it is possible to have growth and development and have the night skies too.

Planning Commission Chair Allison Brown closed the public hearing at 6:35 pm

***Action Item – Planning Resolution 10-2019***

***A resolution recommending to City Council approval of Ordinance 2019-03 creating Chapters 17.09.060 and 17.09.045 of the Moab Municipal Code establishing outdoor lighting and sign illumination standards***

***Motion and Vote:*** Planning Commission Member Marienfeld moved to approve **Planning Resolution 10-2019**: favorably referring Ordinance #2019-03 to the City Council. Planning Commission Member Brian Ballard seconded the motion. The motion passed 5-0 aye.

***Future Agenda Items:***

Commissioner Brown stated that the Commission should continue to work on Land Use Code changes and they will prioritize their code changes after the joint meeting with City Council on April 23, 2019.

***Adjournment:***

Commission Chair Brown adjourned the meeting at 6:46 PM.