

MOAB CITY PLANNING COMMISSION MINUTES
June 22, 2023

The Moab City Planning Commission held its regularly scheduled meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at <https://www.youtube.com/watch?v=16EJOJKH-U>.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:08 p.m. Commission Members Jill Tatton and Miles Loftin attended. City Planning Director Cory Shurtleff, City Council liaison Luke Wojciechowski, Assistant Planner Krystyna Dillard-Crawford and Sustainability Director Alexi Lamm also attended.

Citizens to be Heard: There were no Citizens to be Heard.

Approval of Minutes: Commission Member Loftin corrected the minutes of June 8 to clarify that he is not yet a licensed contractor. Commission Member Tatton moved to approve minutes for the June 8, 2023, Regular Meeting. Commission member Loftin seconded the motion. The motion passed unanimously.

Landscaping Ordinance Recommendation—Approved

Presentation and Discussion: Sustainability Director Lamm presented updates since the last draft. Legal nonconforming properties were defined, outreach efforts were presented including discussion of tree canopy, approved plants, considerations of raised beds and water budget bonuses, specifically with an example of the prescriptive option. Commission Member Loftin asked about calculation tools for public use. Lamm gave examples of home remodeling and upgrade triggers that would require landscape ordinance compliance. Planning Director Shurtleff added additional examples. Public confusion regarding graywater systems was brought up. Commission Member Tatton asked about the state turf reimbursement program and Shurtleff described a special circumstance for Hillside Drive soil stabilization issues and other examples throughout the County. Discussion continued regarding written comments from the public regarding the proposed ordinance. Commission Chair Marienfeld brought up questions about the municipality's use of water at the golf course and water use by overnight accommodations. Moab Irrigation Company customers were mentioned as candidates for exemption from the water budget portion of the landscape ordinance. Commission Chair Marienfeld suggested outright exemption was just one option and other options should be considered. Drip irrigation was discussed, and public relations campaigns for water-wise yards. Commission Member Loftin brought up arguments for and against predominantly gravel-landscaped yards, along with other citizen comments regarding the draft ordinance. A letter from Councilmember Jones regarding text amendments for indoor water use and water efficient and energy star appliances was mentioned, including Planning Director Shurtleff's concerns about remodeling triggers for compliance. Commission Chair Marienfeld asked if examples from other jurisdictions could be researched and discussion ensued. Councilmember Wojciechowski spoke about the last-minute nature of the proposed amendment and streamlining the effort regarding the landscape ordinance. He stated Council anticipates expedited review of the ordinance if the Planning Commission gives it a positive recommendation. He also brought up related topics regarding potential added expenses for new home construction and approximately 1,000 proposed new housing units in process. Commission members concurred regarding adding new construction requirements for water efficient and energy star appliances. Planning Director Shurtleff brought up the complicated nature of enforcing rules regarding in-home appliances.

Motion and Vote: Commission Chair Marienfeld moved that the City of Moab Planning Commission forward a positive recommendation to City Council on **Ordinance 2023-08**, an ordinance amending the text of the Moab Municipal Code, Sections 17.06 Definitions, 17.09 Supplementary Requirements and Procedures Applicable within Zones, and creating Chapter 17.10 Landscaping Standards; to add

water-efficient landscaping standards with review and approval procedures as well; and, that the Planning Commission forward a positive recommendation to City Council to add a new subsection 17.09.660 Indoor Water Conservation Standards establishing a standard for all new residential dwelling units and commercial lodging units to include: 1) all units shall install Water Sense labeled fixtures including but not limited to faucets, shower heads, toilets and urinals; and 2) units shall install Energy Star qualified appliances. Furthermore, staff shall provide information to City Council, and, presenting the Planning Commission's positive recommendation with the amendment, that they begin the process of analyzing what levels at which remodels may require indoor energy and water efficient fixtures. Commission Member Loftin seconded the motion. The motion passed unanimously.

Clarification of Screening and Buffering Requirement—Discussion

Presentation and Discussion: Planning Director Shurtleff explained the Water Efficient Landscaping Ordinance would encompass new requirements for screening and buffering. He said some of the existing language is vague and development requirements need clarification. He spoke about buffer zones from lot lines and confusion for approvals. Shurtleff said he planned to resolve language for use parameters for all the sections combined into one part of the code to be enacted in the short term. He sought input from the Planning Commission that he could take forward to the attorneys for development of the code. Commission members spoke about upcoming planned absences that will affect their quorum and the possible need for a special meeting date.

Vice Chair Appointment—Approved

Commission Chair Marienfeld nominated Commission Member Tatton to serve as Vice Chair and Commission Member Tatton accepted the appointment.

Future Agenda Items: Planning Director Shurtleff reported there were applicants for vacancies on the Planning Commission. He noted Dark Sky Ordinance consideration would be forthcoming.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:15 p.m.