

**MOAB CITY PLANNING COMMISSION MINUTES
SPECIAL MEETING
November 2, 2023**

The Moab City Planning Commission held a special 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=w9BEhYzokMo.

Call to Order: Planning Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Jill Tatton, Machael Layton and Carolyn Conant attended. City Planning Director Cory Shurtleff, Planning Administrator Anna Anglin, Assistant Planner Bryce Rogers, Community Development Director Michael Black, Sustainability Director Alexi Lamm, Parks, Recreation and Trails Director Brianna Bowker, City Council liaison Luke Wojciechowski and one member of the public also attended.

Public Comments: There were no public comments.

Approval of Minutes: Commission Member Conant moved to approve the minutes of the regular Planning Commission meeting of October 12, 2023. Commission Member Tatton seconded the motion. The motion passed with Commission Members Marienfeld, Tatton, Conant and Layton voting aye.

Public Hearing on Water Efficient Landscaping Ordinance: Commission Chair Marienfeld opened a public hearing at 6:09 p.m. regarding Moab City **Ordinance 2023-15** amending the Water Efficient Landscaping Ordinance. There were no comments and Commission Chair Marienfeld later closed the public hearing at 7:32 p.m.

Parks and Recreation Master Plan Recommendation to Council—Approved

Presentation and Discussion: Commission Chair Marienfeld referred to two comment letters received about the draft Parks Master Plan. She summarized the letters by stating they were in favor of keeping the Center Street ballfields with existing uses and adding new fields as well as new indoor facilities. Former Parks, Recreation and Trails Director Annie McVey and consultant Steve Duh participated in the discussion. Duh gave an overview of progress on the drafting of the master plan, including highlights from public outreach and the purpose of the plan. He said it would give City departments a ten-year functional guide for strategy and capital projects. He said a recent community garnered more than 900 responses and four were in Spanish. He highlighted survey results, stating 96 percent of respondents value parks and recreation and 75 percent were satisfied with the City's parks and open spaces. He said the top reasons given for not visiting parks included crowding, vanlifers, parking issues, and park maintenance issues. Highest identified needs, he said, included trails, shade, playgrounds and a water park. He said there was strong interest in adult classes and youth activities. He identified conditions at park sites and Americans with Disabilities Act (ADA) compliance as problems. Duh stated the goals of the plan are to design and develop high quality parks with a diverse suite of arts and activities, and to develop bike and pedestrian corridors, with public involvement and appropriate administration, management and funding. The key projects presented were an upgrade to the skate park, diversification of the ballpark area, upgrades to Old City Park, addition of splash pads, art and pickleball courts, extension of the Mill Creek Parkway and integration with the Unified Transportation Master Plan. An aquatics center upgrade was mentioned as part of an overall \$22 million capital improvement plan.

A City Council workshop to discuss the parks plan was announced for November 14 with potential approval by Council on December 12. Commission Member Layton asked about parking issues and vanlifers referenced in the action plan. Planning Director Shurtleff stated it might inform code compliance matters. Commission Chair Marienfeld brought up concerns about diversification of the ball fields. She stated her interest in making upgrades to existing uses at the ballfields. She also mentioned the prioritization of ADA upgrades. Use of the Recreation Arts and Trails (RAP) tax was discussed and

Marienfeld suggested the whole amount of collected RAP tax monies could be set aside for master plan projects in some years. Commission Member Conant asked about working with the County and multiple collaborating agencies were referenced as partners, including TrailMix, the Old Spanish Trail Arena, and federal land agencies. Commission Member Tatton asked about a formula for determining which activities get funding and space. During a discussion about construction of a splash pad, Marienfeld reiterated her interest in prioritizing existing facilities. Commission Member Conant asked about water use at the golf course. It was explained the City leases the land but does not operate the golf course, and one-third of all residential water is used at the golf course. Commission Member Layton brought up the mention of other land including school grounds and other public land in the plan. She stated she was opposed to including the school property in the inventory of lands. It was explained the property was included because of the potential for public use outside of school hours and that such use was managed under an interlocal agreement (ILA). Commission Chair Marienfeld brought up future park space upon redevelopment of the tailing pile area. Commission Member Conant asked about a rate analysis for facilities. She also asked about the relationship between the sustainability action plan, the parks plan and the City's water efficiency goals. She suggested elements of the plan involving water need to include these references.

Motions, Discussion and Votes: Commission Member Layton moved to forward a positive recommendation to City Council for the 2023 Moab Parks Master Plan with modifications removing references to school district properties. Commission Chair Marienfeld seconded the motion. Layton reiterated her opposition to including schools and gave examples of conflicts between school staff, students and members of the public on school grounds. Marienfeld expressed her interpretation to be that the school properties were included in the available stock of open space. Community Development Director Black explained it was common for schools to be included in such plans as available after hours to the public. Arts, Recreation and Trails Director Bowker brought up the ILA and suggested feedback concerning the open campus and negative interactions between students and the public using the pickleball courts should be addressed to the Council and the school board. She also mentioned an oversight committee for the ILA. Black suggested adding a preamble to the parks master plan regarding the school properties and the ILA. Planning Director Shurtleff mentioned it is an enforcement issue. Councilmember Wojciechowski suggested reaching out to the school district as a concerned citizen. The motion failed unanimously. Commission Chair Marienfeld moved that the City of Moab Planning Commission forward a positive recommendation to City Council on the adoption of the Moab Parks and Recreation Master Plan with the modification that a preamble be added regarding the applicability of existing interlocal agreements that would supersede anything in the parks master plan in reference to property that is not city-owned, including Grand County School District property. Commission Member Layton seconded the motion. The motion passed unanimously.

Water-Efficient Landscaping Ordinance Update—Approved

Presentation and Discussion: Planning Administrator Anglin presented a continuation of the October 12 discussion of affected ordinance sections being considered. She pointed out the clarification that water features with a waterfall of greater than four feet would require a wind shutoff valve.

Motion and Vote: Commission Member Tatton moved that the City of Moab Planning Commission forward a positive recommendation to City Council on Moab City **Ordinance 2023-15**, an ordinance amending the text of Moab Municipal Code to resolve and remove referencing discrepancies from prior existing landscaping code locations and refine water feature wind shut off requirements. Commission Member Conant seconded the motion. The motion passed unanimously.

Outdoor Lighting Dark Sky Ordinance Update—Workshop

Presentation and Discussion: Planning Director Shurtleff explained the effort to update supplementary requirements to the existing outdoor lighting ordinance. He explained efforts to clarify and enforce nuisance lighting, legal nonconforming fixtures and an extension of the amortization deadline. He went over proposed exemptions for emergency and safety lighting, temporary outdoor lighting with a 10:00 p.m. curfew, holiday lighting and special event exemptions. Shurtleff presented

information regarding a direct illumination definition, shielded fixtures, light trespass, spill light, and lumen limits for properties. He said spotlights were the most commonly complained about. He sought feedback from the Commission regarding a light budget model versus a prescriptive model regarding total light output from properties. He said bistro lights, which are temporary strings of lights often used on outdoor patios, to be potentially noncompliant and difficult to enforce. Commission members expressed their support for bistro lights. Discussion ensued regarding required versus aesthetic outdoor lighting, light color and lumen intensity and the planning approval process. Commission members concurred with the suggestion to extend the amortization schedule for six years. Marienfeld suggested nuisance lighting would be managed in the short term. Shurtleff explained that non-conforming fixtures must be brought into compliance or be disabled. More discussion followed concerning small development accommodations, signage, light budget versus prescriptive methods, the exception process and variances. Sustainability Director Lamm stated the prescriptive method made sense.

Future Agenda Items:

Planning Director Shurtleff announced upcoming public hearings for ordinance amendments regarding outdoor lighting and the affordable housing plan.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:50 p.m.