

**MOAB CITY PLANNING COMMISSION MINUTES
REGULAR PLANNING COMMISSION MEETING
February 27, 2020**

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. An audio recording of the meeting is archived at <http://www.utah.gov/pmn/index.html>. A video recording of the meeting is archived at <https://www.youtube.com/watch?v=UwR-gW8FciA>.

Regular Meeting—Call to Order and Attendance:

Planning Commission Chair Kya Marienfield called the meeting to order at 6:00 pm. In attendance were Planning Commission Members Luke Wojciechowski, Marianne Becnel, Ruben Villalpando-Salas, and Brian Ballard. Planning Commission Members Becky Wells and Jessica O’Leary were absent. Also, in attendance were Assistant Planner Cory Shurtleff and Deputy Recorder Joey Allred.

Citizens to be Heard:

There were no Citizens to be Heard.

Approval of Minutes: January 23, 2020—Approved

Motion: Commissioner Ballard moved to approve the minutes from January 23, 2020. Commissioner Wojciechowski seconded the motion.

Vote: The motion passed 5-0 with Commission Chair Marienfield, Commissioners Wojciechowski, Becnel, Villalpando-Salas, and Ballard voting aye.

Planning Resolution #02-2020 – Kane Creek Condominiums Located at 443 Kane Creek Boulevard, Moab UT—Approved

Discussion: Assistant Planner Shurtleff said this item involves approving the level two site plan application for the development of the proposed lot at 443 Kane Creek Boulevard. He said it is a 2.16 acre parcel which is zoned R-3. He said the property is bordered by R-2 and R-3 zoned lots. He stated the proposed use is permitted within the zone and the property is currently vacant. He said the property is located directly East of the Utah Department of Workforce Services and South of the Moab City Public Works. He said the property is shown as two parcels with one extending into the public right-of-way. He stated that a condition of approval for this planning resolution is that the property owner will deed and dedicate that area of land to the City for public right-of-way. He added that a condominium plat will be applied to this parcel after development and final location of units is established. He stated the amended parcel will show dedication of the right-of-way and a consolidation of the property and condominium plat. He said this development will include 47 individual units and have 28,205 square feet of finished floor area with 37,355 square feet of developed area. He stated the development will have vehicle access from Kane Creek Boulevard and Mountain View Drive. He said there will be 71 parking spaces with 2 ADA passenger and 1 ADA van spaces. He said the proposed area has two buildings with a footprint area of 16,560 square feet and 460 square feet of shared open space per unit. He showed elevation drawings for both buildings and the floor plan for building number two. He stated that, following the approval of the Planning Commission, the applicant would continue to coordinate with City staff, Engineering department, and City Engineer to address all comments to the satisfaction of the City Engineer before issuance of a building permit. He said the additional civil plans were submitted to the Council and are available.

Commissioner Ballard asked if the square footage per unit is more than 2,000 feet. Assistant Planner Shurtleff said yes if the open space is included. Commissioner Ballard asked if the open

space also includes the street and the parking. Assistant Planner Shurtleff said it does. He also added that the developer meets and/or exceeds the code requirements. Commission Chair Marienfield asked what the plans are for the open space. Mathew Niesen, co-owner of the property, said that landscaping for the open space on the Northwest side will be drainage and stormwater retention. Commissioner Ballard asked if this is the final phase. Niesen said there is not another phase coming up due to the PAD (Planned Affordable Development). Commission Chair Marienfield inquired what the hurdles were regarding the PAD. Niesen said that he worked with the mayor but just could not get past the amount of deed restrictions. He said that the other problem was a lack of clarity in the density bonus. Commission Chair Marienfield said that the intent in the future is to apply the PAD to existing projects. Commissioner Villalpando-Salas inquired about the average square foot per unit. Niesen said that the units are 500-550 square feet.

Motion: Commissioner Ballard moved to adopt Planning Commission Resolution #02-2020 approving the level II site plan for the Kane Creek Condominiums, with the following condition: all outstanding engineering comments shall be addressed to the satisfaction of the City Engineer as conditions of approval for Planning Resolution #02-2020, and satisfied prior to the issuance of a building permit. Comments included: a. Fire and service lines are using a single line from the water main (C-300). There should be accomplished with two connections on the water main line. One for 8" fire service line, the other one for 3" service line. Meter should be located on the City ROW but not on the sidewalk. Please contact the Water Superintendent Levi Jones if you have any question regarding water line. b. We need a deed for the dedication of the road right-of-way before approving the plan. c. Please correct the project name on the cover sheet. d. Please make sure the final plan set is signed and sealed. e. Please put City Engineer approve signature line on final civil plan set. Commissioner Becnel seconded the motion.

Vote: The motion passed 5-0 with Commission Chair Marienfield, Commissioners Wojciechowski, Becnel, Villalpando-Salas, and Ballard voting aye.

Energy Requirements for Overnight Accommodations—Discussion

Discussion: Assistant Planner Shurtleff and Commissioner Ballard invited Chandler Pierce, Vice President of New Star Solar, and Dave Leckie, Director of Operations for New Star Solar to speak. Commissioner Ballard said the city is proposing an ordinance for 80% renewable energy for new development, such as hotels. Pierce said that Leckie will review specific points so everyone can understand how it will work and what would work. Leckie showed a brief presentation explaining what return can be for a typical home. He said that the biggest obstructions to solar are gables, vent pipes, and fire code requirements. He displayed solar system examples on existing hotels. He said that it is helpful to know what the kilowatt hour usage is, because a lot of hotels have HVAC units per room and the power usage depends on the occupancy. He also said that when hotels build upwards, it does not increase the roof space needed for solar. He showed examples of non-roof mounted option covered parking. He said that this option is best implemented at the start of development instead of retro-fitted. He said considerations for solar include roof azimuth and design, predicted energy usage, infrastructure, and power concentration/density. He said that it would be helpful to have at least ten existing hotels provide their power bills to help create a tentative design and comparison. He said that he is unsure if 80% is feasible without having actual numbers for a design concept. He suggested having the City dictate the available roof space instead of a percentage of renewable energy.

Commissioner Ballard inquired about other recommendations that New Star Solar could suggest. Leckie said that water solar is high maintenance and tends to fail. He said that he does not know if wind solar will work in the Moab area. Pierce said that the solar examples based on the existing hotels would only cover 25% of the hotels' energy. Leckie stated that he is concerned about the power consumption versus the available roof space. Commissioner Wojciechowski

requested clarification regarding the 80% renewable energy being on-site. Assistant Planner Shurtleff said that the code states 80% is on-site. He said that the remaining energy usage would be required to be subscriber solar.

Leckie stated that another option would be community-based or utility-scale solar farms. He said that hotels could subscribe to this, and it would need to be coordinated with Rocky Mountain Power. Commissioner Villalpando-Salas inquired about the storage and location of solar farms. Leckie said that a closer location is better regarding solar farms. Commission Chair Marienfield said that transmission is a huge issue. Pierce said that people are not as energy conscious when staying in short term rentals.

Assistant Planner Shurtleff said that developers could be required to maximize the available space for potential solar. Commission Chair Marienfield said that she would like to see more of the covered parking solar option in Moab because it solves multiple issues.

Commissioner Villalpando-Salas asked about the efficiency of solar systems. Leckie said that tier one panels bring between 18-20% efficiency. He said the most efficient panel currently provides 41%, but it also costs four times as much. Commissioner Ballard asked if mounting solar panels on a pole instead of a roof or parking area would be feasible. Leckie said it is an option. He reiterated interest in conducting an energy study with ten different existing hotels. He said it would provide a better idea about how much renewable energy is feasible. Commissioner Ballard expressed support of Leckie's idea. He also requested that City staff follow up and gather the data. Assistant Planner Shurtleff said the Planning Department will work on it and bring the information back to the Planning Commission.

Future Agenda Items:

Assistant Planner Shurtleff said the APA (American Planning Association) conference is currently happening. He encouraged Planning Commission members to attend the APA conference at the Hoodoo tomorrow. He displayed the agenda on the screen so Planning Commission members could look at what is being presented.

Commissioner Villalpando-Salas said that he attended some of the meetings today. He said that one of the firms he met can put a city into their program as a 3-D model and it shows the land use available. Commission Chair Marienfield said that the goal is to update the zoning map, but the current projects must be completed first. Commissioner Becnel said the first step is to have a vision for the community and then use those principles to guide the re-zoning process.

Commissioner Ballard said that he wants to discuss a parking concern regarding a residential area that is restricting builders. He said that he would like to see it on an upcoming agenda.

Adjournment: Commission Chair Marienfield adjourned the meeting at 7:01 PM.