

***ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY  
OF LIFE***

## **MOAB PLANNING COMMISSION**

**February 26, 2026**

### **REGULAR MEETING - 6:00 PM**

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

1. 6:00 P.M. Call To Order
2. Approval Of Minutes

Documents:

[MIN-PC-2026-02-12 DRAFT.PDF](#)

3. Action Item
  - 3.1. Consideration And Possible Approval Of Planning Resolution No.7-2026, A Planning Resolution Approving The Off-Site Parking Special Exception Request, For Property At 1410 South Highway 191, Moab, Utah 84532

Documents:

[RED ROCK 2 OFF-SITE PARKING EXCEPTION REQUEST\\_PC  
AGENDA\\_022626.PDF](#)  
[EXHIBIT 1\\_PLANNING RESOLUTION 07-2026.PDF](#)  
[EXHIBIT 2\\_VICINICTY MAP.PDF](#)  
[EXHIBIT 3\\_SITE PLAN.PDF](#)  
[EXHIBIT 4\\_NARRATIVE.PDF](#)  
[EXHIBIT 5\\_LETTER TO PC.PDF](#)

- 3.2. Consideration And Possible Approval Of Planning Resolution No.8-2026, A Planning Resolution Approving The Screening Special Exception Request, For Property At 1410 South Highway 191, Moab, Utah 84532

Documents:

RED ROCK 2 BUFFERING AND SCREENING EXCEPTION REQUEST\_PC  
AGENDA\_021226.PDF  
EXHIBIT 1\_PLANNING RESOLUTION 8-2026\_1410 SCREENING SPECIAL  
EXCEPTION REQUEST 022626.PDF  
EXHIBIT 2\_VICINICTY MAP.PDF  
EXHIBIT 3\_REQUEST LETTER.PDF

4. Discussion Item

4.1. Land Use Code Update Discussion

Documents:

PC LAND USE CODE UPDATE AGENDA SUMMARY.PDF  
USES AND DEFINITIONS -CODE REWRITE - BIG BUCKET WORKING (1).PDF

5. Future Agenda Items

6. Adjournment

**Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: [www.moabcity.org](http://www.moabcity.org)

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT  
REGULAR MEETING  
February 12, 2026**

**Call to Order and Attendance:** Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is archived at [www.youtube.com/watch?v=4aWVgLtSRBQ](https://www.youtube.com/watch?v=4aWVgLtSRBQ). Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Jill Tatton and Steve McClure attended in person and Shalee Bryant attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Strategic Initiatives and Sustainability Director Alexi Lamm, City Council Liaison Miles Loftin and members of the public also attended.

**Citizens to be Heard:** None.

**Approval of Minutes:** Commission Member Tatton moved to approve the draft minutes of the January 8, 2026, Regular Planning Commission meeting. Commission Member Bryant seconded the motion. The motion passed unanimously.

**Utah Wildland-Urban Interface Code—Positive Recommendation**

**Public Hearing and Discussion:** Commission Chair Marienfeld opened a public hearing at 6:07 p.m. and Strategic Initiatives and Sustainability Director Lamm presented an overview of the proposed ordinance as required by Utah House Bill 48 to comply with rules for the wildland urban interface. She explained the intent of the code is to mitigate wildfire risk. She highlighted requirements for the City of Moab. She presented maps of high-risk areas as prepared by the state. She said the local agency consensus is that the state map is not accurate and draft local maps were shown. Commission Chair Marienfeld clarified that no specific properties have been identified as high-risk at present. There were no public comments and Marienfeld closed the public hearing at 6:17 p.m.

**Motion and Vote:** Commission Member Tatton moved to make a positive recommendation to City Council regarding **Ordinance 2026-03**, an ordinance enacting Section 15.08.011 of Title 15, Chapter 15.08 of the Moab Municipal Code to adopt the 2006 edition of the Utah Wildland-Urban Interface Code. Commission Member McClure seconded the motion. The motion passed unanimously.

**Amasa Apartments Preliminary Plat—Approved**

**Presentation and Discussion:** Associate Planner Blanco presented background and timeline for the project. She explained the previously approved custom process would give the Planning Commission legislative authority. Community Development Director Shurtleff explained the public utility easement included minor note changes in the proposed plat. Blanco stated the final phase 1 plat was also ready for administrative review. A representative of the developer praised the demanding work of the planning staff. Commission Chair Marienfeld noted for the record that both she and Commission Member Bryant serve as board members of an affiliated nonprofit but had no conflicts of interest.

**Motion and Vote:** Commission Member Tatton moved to approve **Planning Resolution 03-2026**, a resolution approving a preliminary plat for The Amasa Apartments for property located at 57 Kane Creek Boulevard, Moab UT, 84532. Commission Member Bryant seconded the motion. The motion passed unanimously.

**Amasa Apartments Preliminary Site Plan—Approved**

**Presentation and Discussion:** Associate Planner Blanco presented the preliminary site plan for the Amasa Apartments. She explained it meets all standards as required by code. The developer explained the project was intended to meet net zero carbon emissions standards with energy efficiency measures such as solar panels and electric vehicle charging stations.

**Motion and Vote:** Commission Member Tatton moved to approve **Planning Resolution 02-2026**, a resolution approving a preliminary site plan for The Amasa Apartments for property located at 57 Kane Creek Boulevard, Moab UT, 84532. Commission Member McClure seconded the motion. The motion passed unanimously.

### ***Amended Agenda:***

Commission Chair Marienfeld reordered the agenda to reflect an addendum and discussion ensued with Associate Planner Blanco and Community Development Director Shurtleff regarding the noticing requirements for a public hearing.

### ***Amasa Apartments Phase 1 Development Agreement—Positive Recommendation***

***Public Hearing, Presentation and Discussion:*** Commission Chair Marienfeld opened a public hearing at 6:36 p.m. Associate Planner Blanco presented an update on the development agreement (DA) and noted the previously approved overall DA allowed for separate DAs for all phases. She said the current proposed DA was for Phase 1. She said setbacks were requested to be reduced in exchange for affordable housing units. She added the parties included the City and Amasa Apartments LLC. She said the newly approved site plans and plats will be included in the development agreement. Commission Chair Marienfeld said she appreciated the reduction of front setbacks to move the units farther from the existing neighboring residential properties. Commission Member Bryant expressed concern about the piecemeal approach to the approvals. Community Development Director Shurtleff explained that the financing of the phases of the project require separate DAs for all phases. He said it was convoluted but should not change going forward. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:47 p.m.

***Motion and Vote:*** Commission Member Tatton moved to forward a positive recommendation to City Council regarding the Phase 1 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Apartments LLC and the City of Moab, Utah. Commission Member Bryant seconded the motion. The motion passed unanimously.

### ***Landscaping Special Exception Request—Approved with Modification***

***Presentation and Discussion:*** Associate Planner Blanco presented the landscaping special exception at the South Maverik gas station. She said the business had applied for a building permit to expand their freezer. She said the permit triggered compliance with the new landscaping ordinance. She added the site was out of compliance regarding the number of existing street trees. She said the number of viable street trees was complicated by proximity to entrances, stop signs, streetlights and more. Staff recommended an exception due to safety concerns. Commission Chair Marienfeld pointed out the exception was regarding a small number of trees. She asked about precedence regarding fee-in-lieu for street trees. Community Development Director Shurtleff stated the request was for a waiver for an existing property, and the applicant is restricted by several rules for trees that interfere with traffic visibility and safety. The applicant stated the intention is to retain other trees on the site. Commission Member McClure noted the importance of safety at the site. The applicant expressed concerns about the exact location of trees which might need to be replaced over time.

***Motion and Vote:*** Commission Chair Marienfeld moved to approve **Planning Resolution 04-2026**, a planning resolution approving the Landscaping Special Exception Request, for property at 985 South Main, Moab, Utah 84532, with the modification that the applicants retain at least 19 total trees on site. Commission Member McClure seconded the motion. The motion passed unanimously.

### ***Bonjour Parking Special Exception Request—Approved***

***Presentation and Discussion:*** Associate Planner Blanco explained the Bonjour eating establishment in the Dewey's plaza was expanding into part of the adjacent gallery business. She said the parking requirements for restaurants are greater than for retail spaces. Blanco showed the changing floorplan and the new Bonjour entry on Main Street. She further explained that a fee-in-lieu determination would require a public hearing and separate application. Commission Chair Marienfeld said it was an existing property with adequate adjacent parking. She added the Planning Commission had been permissive with other businesses in the downtown corridor. Community Development Director Shurtleff brought up other changes of use involving existing properties.

***Motion and Vote:*** Commission Chair Marienfeld moved to approve **Planning Resolution 05-2026**, a planning resolution approving the Parking Special Exception Request, for (1) one parking space, for the Bonjour Eating Establishment Expansion on Property Located at 59 S Main Street, Moab, UT 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

### ***Buffering and Screening Special Exception Request—Approved with Modification***

**Presentation and Discussion:** Associate Planner Blanco presented the Red Rock II buffering and screening special exception request. She said it was a residential development and staff required legislative involvement for the buffering and screening element. Blanco said there was a request for a varied approach to plantings on three sides of the property. She said a concrete wall topped by a fence was planned on the southern boundary. She explained standards for canopy and ornamental or evergreen tree requirements, shrub requirements, and spacing required by ordinance. She presented exception considerations. Commission Member Bryant brought up the prospect of the connected parcel on the east property boundary not being developed as planned. Staff explained the property line is planned to be dissolved so the neighboring property would join with this property. Bryant recommended conditional approval until the properties are consolidated. The developer explained the two phases are interdependent regarding access and infrastructure. Commission Chair Marienfeld expressed concern about the impacts on a neighboring property regarding the request for less landscaping on the west boundary. She also brought up that the southern boundary was currently undeveloped residential zoned property. The developer stated the topography limited the ability to build a fence. Architect Ryan Naylor stated there is a wash and a fence is incompatible with the native landscape. He said the natural grade provided a buffer on the west and south sides. Blanco said the slope and the wash created a setting more suitable for shrubs than trees. Shurtleff explained the definitions of screening and buffering as it pertains to downhill and uphill properties. The developers averred that the western neighbors were consenting to the proposed landscaping plan. Commission members voiced interest in having that consent in writing. Marienfeld brought up the parking lot on the western boundary and the potential for headlights shining onto the neighboring parcel. Bryant concurred that neglecting the impacts on neighbors was not desirable. McClure asked if fencing was the only solution and Shurtleff brought up vegetation. Commission Chair Marienfeld reiterated her concern about the parking and headlight trespass and the intent of buffering elements. She recommended a shorter fence. Commission Member McClure brought up concerns about the wash at the property boundary and suggested boulders or other safeguards to mitigate safety issues. Associate Planner Blanco suggested that the three property boundaries that are not controversial could be accepted and the western boundary could come back later. The architect brought up the prospect of a lower fence to mitigate the issues. Commission Chair Marienfeld suggested a modified motion.

**Motion and Vote:** Commission Chair Marienfeld moved to approve **Planning Resolution 06-2026**, a planning resolution approving the Buffering and Screening Special Exception Request, for property at 1410 South Highway 191, Moab, Utah 84532, modified to exclude the western boundary special exception request. Commission Member Bryant seconded the motion. There was discussion about an amended motion regarding Commission Member Bryant's proposed condition regarding consolidation of the lots; it was determined that if the motion failed, a new motion could be proposed. The motion passed 3-1 with Commission Members Marienfeld, McClure and Tatton voting aye and Commission Member Bryant voting nay.

### ***Land Use Code Update—Discussion***

Associate Planner Blanco presented a new array of proposed revisions for the ongoing land use code update. Commission Chair Marienfeld stated she received written feedback from Commission Member Conant. Blanco and Shurtleff explained existing uses and perceived needs for code revisions in the community. Blanco introduced categories for residential, civic, commercial and industrial zones, and framed each element with use parameters. Assorted options for expanding allowed uses were discussed. Tour operators and vehicle rentals were brought up including vague or too-broad definitions of personal services. Car washes and service stations were discussed, as well as neighborhood retail and commissary kitchens. Blanco proposed a framework for further consideration. Residential density and allowed commercial uses, as well as types of housing and drive-through eating establishments were discussed. Upcoming assignments were discussed.

### ***Future Agenda Items:***

Blanco enumerated two items, including a landscaping special exception request and Red Rock II follow up.

**Adjournment:** Commission Chair Marienfeld adjourned the meeting at 9:01 p.m.



**TITLE:** Consideration and Possible Approval of Planning Resolution No.7-2026, A Planning Resolution Approving the Off-Site Parking Special Exception Request, for property at 1410 South Highway 191, Moab, Utah 84532

**DISPOSITION:** Discussion and possible action

**PRESENTER/S:** Johanna Blanco, Associate Planner

**ATTACHMENT/S:**

- Exhibit 1: Draft Planning Resolution 7-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Site Plan
- Exhibit 4: Narrative
- Exhibit 5: Letter to Planning Commission

**STAFF RECOMMENDATION:** Approve Moab Planning Resolution 7-2026, with or without modifications

**OTHER OPTIONS:** Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision, or Deny the Special Exception Application, giving specific findings for decision.

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**POSITIVE MOTION:** I move that the City of Moab Planning Commission Approve Planning Resolution 7-2026, A Planning Resolution approving the Off-Site Parking Special Exception Request, for property 1410 South Highway 191, Moab, Utah 84532; with the following condition;

1. Moab City Attorney approval of Off-Site Parking Agreement
2. Off-Site Parking Agreement recorded with the County Recorder

**SUMMARY:**

**Background:**

Ryan Naylor (“Applicant”) submitted a complete application for approval for a special exception to the Moab Municipal Code (MMC) 17.09.230 Special Provisions on February 19th, 2026, for property located at 1410 S HWY 19, within the C-4 General Commercial Zone. The special exception application is submitted for Planning Commission review on February 26<sup>th</sup>, 2026.

**Project Summary:**

Property Owner: Shamrock 25 LLC



## MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

Applicant: Ryan Naylor

Location: 1410 Highway 191, Moab, UT 84532

Parcel: 02-0007-0007

Zoning: C-4

Proposed Use: Multi-Household Dwellings

Project Description: 2 apartment buildings. 60 units, 30 of which will be AEH

**Process:** Special Exception Request for Off-Site Parking is approved by the Planning Commission [MMC 17.09.230](#)

**Request:** The following Special Exceptions are made by the applicant: Allow an off-site parking agreement between Red Rock Flats, 1490 S Highway 191 (parcel 01-0007-0101) and Red Rock Flats 2, 1410 Highway 191 (parcel 01-0007-0102) to allow Red Rock Flats 2 the use of 8 parking spaces on Red Rock Flats property.

### **Analysis:**

#### Parking required:

Phase 1 – 72 units x 1.5 = 108 spaces

Phase 2 – 60 units x 1.5 = 90 spaces

Commercial Building – 5,000 sf/ 300 = 17 spaces

Total = 215 spaces

#### Parking Provided:

Phase 1 = 134 spaces

Phase 2 = 82 spaces

Total = 216 spaces

This calculation shows that there is an excess of parking stalls on parcel 01-0007-0101 (Phase 1), which can accommodate the 8 parking stalls needed on parcel 01-0007-0102 (Phase 2). The agreement between the two properties must include the City as a party, so that we may reevaluate the site in the event that the commercial building on parcel 01-0007-0101 changes its use to a more parking-intensive use, such as an eating establishment.

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### **RELEVANT LAWS, STUDIES & PLANS:**



## MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

The applicant is seeking an exception under Section 17.09.230 of the Moab Municipal Code (MMC) regulates the Off-Street Parking and Loading – Location and control facilities. Subsection 17.09.230.A. Shared Parking

Facilities, permits the Planning Commission to approve requests for shared parking or off-site parking subject to conditions.

*17.09.230*

*Off-street parking and loading--Location and control of facilities.*

*The off-street parking facilities required by this title shall be located on the same lot or parcel of land as the use they are intended to serve except for approved shared parking, payment-in-lieu of parking or off-site parking.*

*A. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, when peak uses or seasonal uses vary, and that shared parking lots be located within three hundred feet of all businesses being served by such lots. Requests for shared parking or off-site parking are subject to conditional use approval of the Moab Planning Commission. The minimum conditions and submittals for shared parking and off-site parking requests shall include the following:*

- 1. Proposal must show sufficient evidence that there will be no substantial conflict in the periods of peak demand of uses for which shared-parking is proposed;*
- 2. A site plan showing the number and location of proposed parking spaces, location and size of buildings, parcel boundaries, streets, sidewalks, driveways and curb cuts must be submitted;*
- 3. Off-site parking may be used only for hotels and motels that provide valet service. Proof of valet service must be submitted;*
- 4. A written agreement executed by all parties concerned shall be filed with the Moab City Recorder.*

### ***17.09.220 Off-street parking and loading – Number of spaces.***

*Residential structures, not including boardinghouses and roominghouses and bachelor dwellings, shall have parking spaces per dwelling unit as follows: 3. Multiple-household dwellings, one and one-half spaces per dwelling unit.*

**RESPONSIBLE DEPARTMENT:** Planning

**FINANCIAL IMPACT:** N/A

**CITY OF MOAB PLANNING RESOLUTION NO. 07-2026**

**A RESOLUTION APPROVING THE OFF-SITE PARKING AGREEMENT FOR THE RED ROCK FLATS 2 APARTMENT DEVELOPMENT ON PROPERTY LOCATED AT 1410 SOUTH HIGHWAY 191, MOAB, UT 84532.**

**WHEREAS**, the following describes the intent and purpose of this resolution:

- a. The Applicant, Ellen Weinstein, representative for the Owner of record, SHAMROCK 25 LLC, and SHAMROCK PROPERTIES XX LLC, for properties located at 1410 S HWY 191 and 1490 S HWY 191, Moab UT 84532, has requested approval for a Off-Site Parking Agreement as outlined in the Moab Municipal Code (MMC) 17.09.230.A. through Planning Resolution 07-2026; and
- b. The Applicant has furnished a site plan and description of the property located at 1410 S HWY 191 and 1490 S HWY 191, Moab UT 84532; Parcels 01-0007-0102; 01-0007-0101; and
- c. The City adopted Supplementary Requirements and Procedures Applicable within Zones, in addition to the Site Plan Review regulations, in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-3 Central Commercial Zone, of which regulate Off-Street Parking and Loading – Number of Spaces & Location and Control of Facilities; and
- d. Upon review, the Site Plan would require accommodations through the available conditions for Special Exception to Parking Requirements, Off-Site Parking procedures as outlined in the MMC Chapter 17.09.230, in order to attain sufficient compliance of standards; and
- e. The Applicant provided a Parking concept plan, by which requests a Parking Exception for 8 spaces, associated with the additional Multi-household use on parcel 01-0007-0102 (Red Rock Flats 2), be located on parcel 01-0007-0101 (Red Rock Flats) to sufficiently address the increased parking requirement; and
- f. Based on the available provisions outlined in the MMC conditions for parking accommodations in the C-4 General Commercial Zone, City Staff is recommending the Planning Commission consider conditionally approving the request for the Shared Parking Agreement for Off-Site Parking, such that 8 additional spaces are located on the adjacent property 01-0007-0101 and an agreement is recorded at the Grand County Recorder's Office ; and
- g. The Moab Planning Commission reviewed the request and submittal materials for Special Exceptions to the Parking Requirements, Shared Parking Agreement for Off-Site Parking, through Planning Resolution 7-2026 for the Red Rock Flats 2; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution 07-2026, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

**NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION**, the application for the Special Exception to the Parking Requirements, Off-Site Parking, for Red Rock Flats is hereby APPROVED, with the following conditions;

1. Moab City Attorney approval of Off-Site Parking Agreement.
2. Off-Site Parking Agreement recorded with the County Recorder

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on February 26<sup>th</sup>, 2026.

SIGNED: \_\_\_\_\_  
Kya Marienfeld, Chair



E Holyoak Ln

Huntreek Dr

Mechanics Now Auto Repair

Canyon Country Adventures - Moab

Sage Dr

191

191

voco Moab by IHG

Southtown Auto Repair and Sales

Ride Mo

1410 S  
HYW 191

S Amell Ln

Grand County

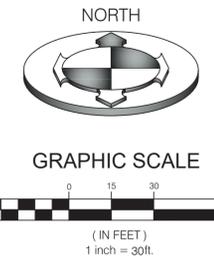
HTR Moab Lodge & Cottages

C-4 Zone

Tic Tac Tow

Aggie Blvd





CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	SIDEWALK THICKENED EDGE	3/CDT.01
4	4' WATER WAY PER APWA #211	
5	ADA RAMP	1/CDT.02
6	VAN ADA SIGN	1/CDT.02
7	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
8	RELEASE CURB & GUTTER	2/CDT.01
9	SAWCUT PER UDOT STDS	
10	STOP SIGN & BAR PER UDOT STDS	1/CDT.03
11	UDOT ASPHALT PAVEMENT SECTION WITH GRANULAR BORROW	1/CSP.02

PH. 1 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	26,687	23.4
HARDSCAPE	54,013	47.4
LANDSCAPE	33,235	29.2
TOTAL	113,935	100.0

PH. 2 AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	6,600	38.8
HARDSCAPE	7,000	41.2
LANDSCAPE	3,400	20.0
TOTAL	17,000	100.0

\*ESTIMATED BASED ON PROPOSED PHASE 2 LAYOUT

TOTAL AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	33,287	25.4
HARDSCAPE	61,013	46.6
LANDSCAPE	36,635	28.0
TOTAL	130,935	100.0

\*ESTIMATED BASED ON PROPOSED PHASE 2 LAYOUT

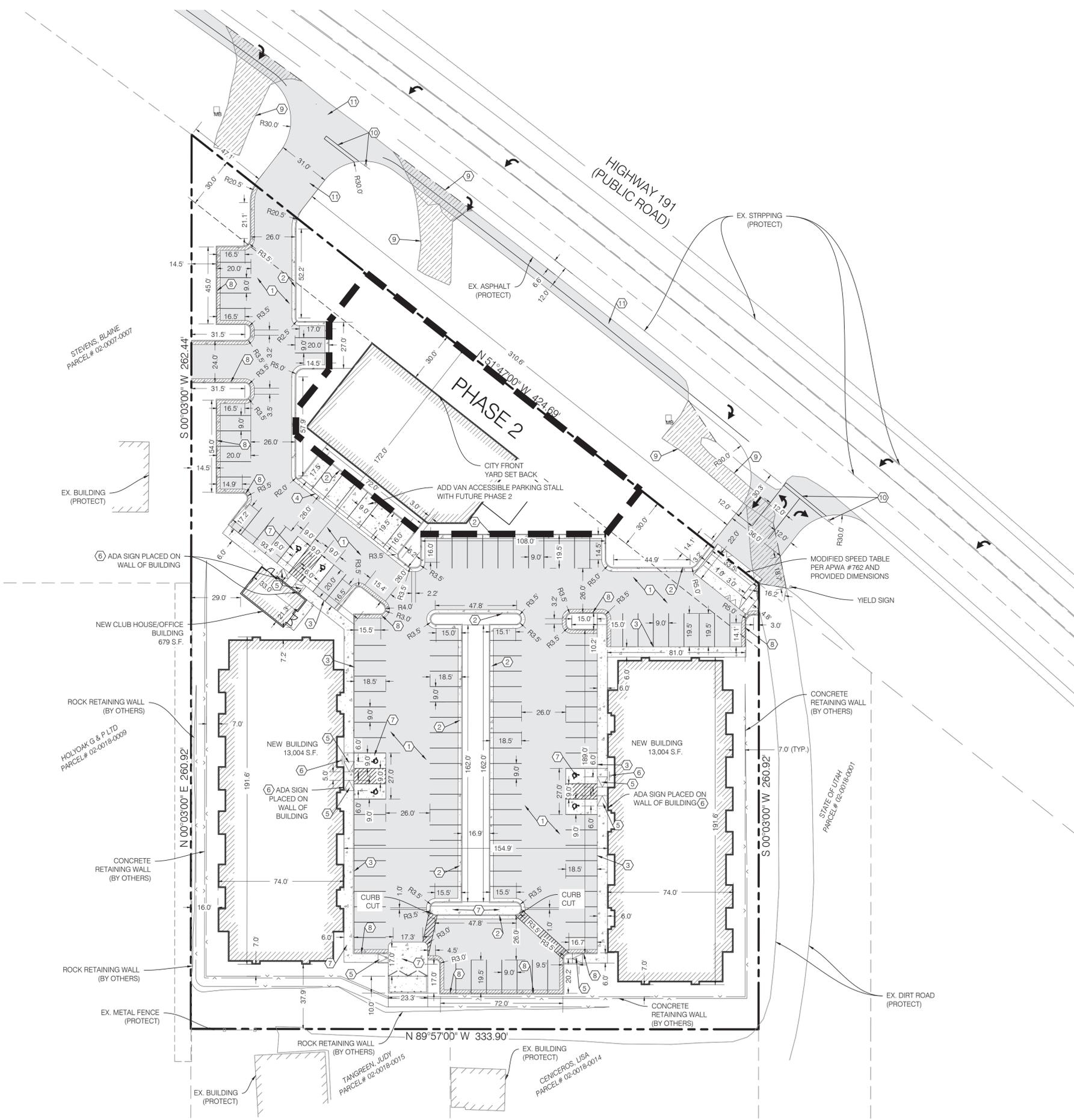
NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	128	6
TOTAL	134	

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:  
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH UDOT STANDARDS AND SPECIFICATIONS

ACCESSIBLE ROUTE ACCESS NOTE:  
THERE IS NO ACCESSIBLE PUBLIC WAY, OR SIDEWALK, IN THE RIGHT OF WAY. THE ACCESSIBLE ROUTE BEGINS AT THE VAN ACCESSIBLE PARKING STALLS.



PROJECT NO. 2103091

SITE PLAN

CSP.01  
4 OF 14

**RED ROCK FLATS**

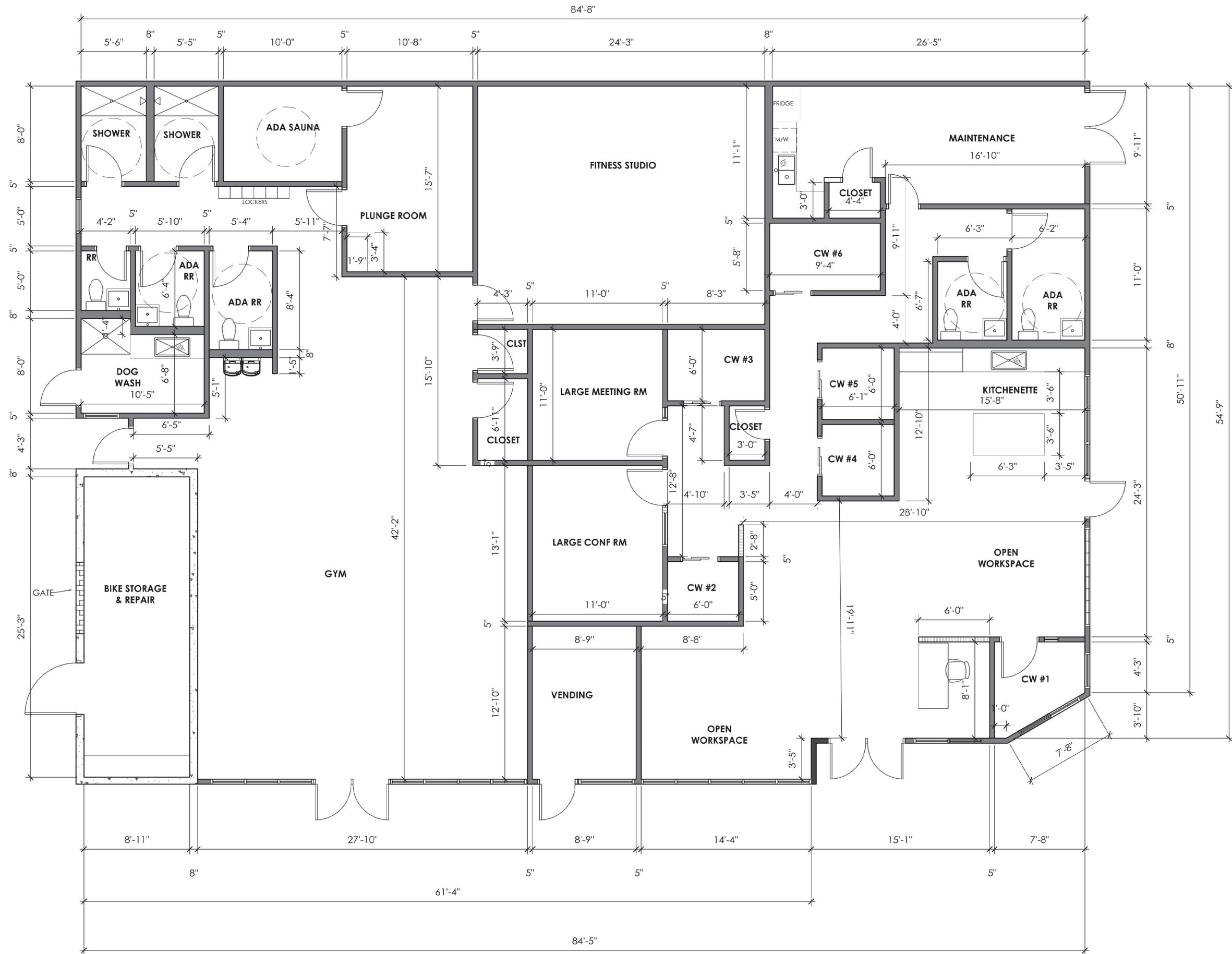
1480 & 1490 S. HIGHWAY 191  
MOAB CITY, UTAH

Blue Stakes of  
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Bluestakes.org

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SOUTH JORDAN UT, 84095  
(801) 487-3330



1-20-2026

Moab City Planning Commission

Commissioners,

The following narrative is in conjunction with the attached Special Exception application for phase II of the Red Rock Flats apartments.

1. The proposed project will provide an additional 60 units of market rate apartments along with the agreed amount of AEH units outlined in the annexation agreement.
2. The proposed use is consistent with the current zoning district surrounded by other housing that will be part of USU and with a location in between the existing single family residences will provide a buffer to the busy highway.
3. The proposed site is ideal for the use with proximity to Highway 191, USU extension, and location at the outer edges of Moab city.
4. The use will emit minimal noise, glare, dust, pollutants, or odor as it is in the best interest of the residence for all of these to be at a minimum.
5. These are residences which do not have hours of operation. The leasing office which will be located on phase 1 but utilized by both phases will operate during normal business hours. The gym amenity could be accessed by keycard 24 hours of the day. The shared office would be open during business hours.
6. The exception we are seeking is for shared parking for phase 1 and phase 2. After addressing the latest round of site plan review comments. Phase 2 is short 8 parking stalls. It is our intention to allocate the 8 western most parking stalls of phase 1 to phase 2. A cross access parking agreement has been drafted by the owners, and will be recorded against the phase 1 parcel. Phase 1 was provided with 134 total parking stalls. Based on the 72 units provided in phase 1 the required parking is 108 stalls leaving and excess of 26 parking stalls. The excess stalls are intended to support the commercial pad building located on the highway 191 frontage. Based on a lack of lease interest in the pad and a desire to provide more amenities for the apartments, the owners are planning to use the pad building as a gym amenity along with a shared work space. The floor plan is attached. The square footage of the proposed building is now 5,000 s.f. The gym amenity, including fitness room, cold plunge, sauna, and locker rooms will be 2,400 s.f. The shared workspace will be 2000 s.f. There will be a bike storage area of 300 s.f., and a building maintenance area of 300 s.f. If we calculate this building at 1 parking stall per 300 s.f. per section 17.09.220 sub heading N, we need 17 parking stalls. That leaves an excess of 9 parking stalls that could be allocated to Phase 2. That being said, we feel the number of parking stalls required by the pad building should be roughly half of the number required by code because the amenity building will be used primarily by residents of the development who already have parking stalls for their apartment. Based on useage, the owners would like to keep

the option open for outside users to have memberships at either the gym or the shared workspace.

The overall parking tabulation is as follows:

Parking Required:

Phase 1 72 units X 1.5 = 108 required

Phase 2 60 units X 1.5 = 90 required

Pad Building 5,000 s.f. / 300 = 17 required

Total= 215 parking spaces required

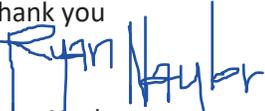
Parking Provided:

Phase 1 parking= 134 parking spaces

Phase 2 parking= 82 parking spaces

Total= 216 parking spaces provided

Thank you



Ryan Naylor

Nichols Naylor Architects



City of Moab  
Planning Commission  
217 E. Center Street  
Moab, UT 84532

February 20, 2026

**RE: Property line between 1410 (02-0007-0007) & 1480 (01-0007-0101) S Highway 191, Moab, UT**

To Whom It May Concern:

The above-referenced parcels are owned by Shamrock 25 LLC and Shamrock Properties XX LLC respectively. The parcels were purchased in 2025 and 2021 respectively with the intent to develop one multifamily project, Red Rock Flats. Construction of the first phase, 1480 S Highway 191, commenced in 2024 and was financed with a Zions' Bank construction loan. The second phase, 1410 S Highway 191, was purchased with the intent to build sixty additional apartment units sharing access, utilities and amenities with phase one.

Due to the fact that the construction loan collateral is only phase one, the phase two development will require a separate construction loan. Therefore, the parcels cannot be consolidated now. However, the intent is to refinance the two construction loans, upon project completion and stabilization, with one permanent loan. Prior to the refinance, the two parcels will be consolidated into one and the mutual property line will be dissolved.

Thank you for your consideration,

Ellen Weinstein, Manager



**TITLE:** Consideration and Possible Approval of Planning Resolution No.8-2026, A Planning Resolution Approving the Buffering and Screening Special Exception Request, for property at 1410 South Highway 191, Moab, Utah 84532

**DISPOSITION:** Discussion and possible action

**PRESENTER/S:** Johanna Blanco, Associate Planner

**ATTACHMENT/S:**

- Exhibit 1: Draft Planning Resolution 8-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Request Letter

**STAFF RECOMMENDATION:** Approve Moab Planning Resolution 8-2026, with modifications

**OTHER OPTIONS:** Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision, or Deny the Special Exception Application, giving specific findings for decision.

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**POSITIVE MOTION:** I move that the City of Moab Planning Commission Approve Planning Resolution 8-2026, A Planning Resolution Approving the following Buffering and Screening Special Exception Request, for property 1410 South Highway 191, Moab, Utah 84532;

1. Western Boundary: Partial Exception to Screening allowing a 4-foot opaque fence along the length of the parking lot

**SUMMARY:**

**Background:**

Ellen Weinstein (“Applicant”) submitted a complete application for approval for a special exception to the Moab Municipal Code (MMC) 17.27.040 Special Provisions on February 19th, 2026, for property located at 1410 S HWY 19, within the C-4 General Commercial Zone. The special exception application is submitted for Planning Commission review on February 26<sup>th</sup>, 2026.

**Project Summary:**

Property Owner: Shamrock 25 LLC

Applicant: Ryan Naylor

Location: 1410 Highway 191, Moab, UT 84532

Parcel: 02-0007-0007

Zoning: C-4



MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

Proposed Use: Multi-Household Dwellings

Project Description: 2 apartment buildings. 60 units, 30 of which will be AEH

**Process:** Special Exception Request to Buffering and Screening Standards is approved by Planning Commission [MMC 17.10.050.E](#).

**Request:** The following Special Exceptions are made by the applicant to the Moab City Required Buffering and Screening specific to each boundary of the property:

2. Western Boundary: Partial Exception to Screening allowing a 4-foot opaque fence

**Analysis:**

Without a special exception, the western borders of the property will follow Zone Buffering requirements as they abut the Grand County Rural Residential Zone [MMC 17.10.050.A](#) (see reference map).

Requirements (Minimum plants per 100 linear feet)	Standard Buffering	Zone Boundary Buffering
Canopy Tree	1	2
Ornamental/Evergreen Trees	2	2
Shrubs	4	6
Maximum Spacing at Maturity	25'	20'
Screen Height Minimum	6'	8'
Buffer Depth Minimum	8'	10'

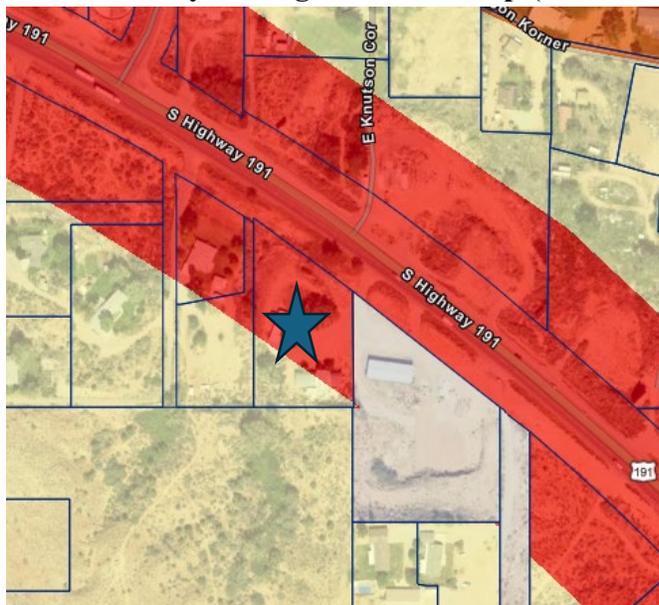
MMC 17.10.050.E.1 *The following factors shall be considered when evaluating any request for Buffering exception:*

- a. *Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc.;*
- b. *Views and noise levels;*
- c. *Proximity or potential proximity to residential uses;*
- d. *Building and parking lot placement; and*
- e. *Location of outdoor storage, display, or sales areas.*

The land use authority may modify the screening requirements based on the following factors:

- a. Proximity or potential proximity of residential uses;
- b. Sight lines from parking areas, adjacent properties or roadways;
- c. Noise levels generated by the facility to be screened; and
- d. Physical characteristics of the site and surrounding area such as topography and vegetation may mitigate the need for screening.

**Grand County Zoning Reference map (North is facing HWY 191, 1410 has a star)**



Zone buffering is an essential part of Euclidean zoning, allowing the separation of dissimilar uses even in limited spaces. The Multi-Household use in the C-4 zone has a specific use parameter of buffering all adjacent properties. It is important to carefully consider exceptions that may have negative impacts on the neighboring lots.

---

**RELEVANT LAWS, STUDIES & PLANS:**

The applicant is seeking an exception under 17.10.050. E. *Exceptions to Buffering and Screening Requirements.*

1. *The land use authority may grant an exception to the zone boundary buffering and standard buffering where the land use authority determines that existing natural conditions are such that a lot cannot reasonably accommodate the required buffering or where existing natural conditions on the lot act as sufficient buffering. Alternatively, where the land use authority determines that*



MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

*landscaped screening is inappropriate for a lot, they may require the installation of a fence or wall to meet the buffering requirements. The following factors shall be considered when evaluating any request for exception:*

- a. Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc.;*
  - b. Views and noise levels;*
  - c. Proximity or potential proximity to residential uses;*
  - d. Building and parking lot placement; and*
  - e. Location of outdoor storage, display, or sales areas.*
- 2. The land use authority may grant exceptions to screening requirements if existing conditions are such that a lot cannot accommodate the required screening standards. The land use authority may modify the screening requirements based on the following factors:*
- a. Proximity or potential proximity of residential uses;*
  - b. Sight lines from parking areas, adjacent properties or roadways;*
  - c. Noise levels generated by the facility to be screened; and*
  - d. Physical characteristics of the site and surrounding area such as topography and vegetation may mitigate the need for screening.*

**RESPONSIBLE DEPARTMENT:** Planning

**FINANCIAL IMPACT:** N/A

**CITY OF MOAB PLANNING RESOLUTION NO. 8-2026**

**A RESOLUTION APPROVING THE SCREENING SPECIAL EXCEPTION REQUESTS, FOR PROPERTY LOCATED AT 1410 SOUTH HIGHWAY 191, MOAB, UTAH 84523**

**WHEREAS**, Ellen Weinstein (“Applicant”) submitted an application for special exception to the Moab Municipal Code (MMC) 17.10.050 Buffering and Screening on February 19th, 2026, for property located at 1410 South Highway 191, within the C-4 General Commercial Zone; and

**WHEREAS**, the Applicant provided the City of Moab with the necessary documents and plans to complete the application for the requested Screening Standards Exception; and

**WHEREAS**, the regulations requiring these standards are located in MMC 17.10.050(A) (B) (C) and (D), and the regulations permitting exception requests are located in MMC 17.10.050(E); and,

**WHEREAS**, the proposed use is allowed for the properties located in the C-4 General Commercial Zone; and

**WHEREAS**, the Planning Commission has provided for special exceptions to the MMC 17.10.050 Buffering and Screening Standards to be approved by the Planning Commission (Commission) as found in MMC 17.10.070(E); and

**WHEREAS**, the Commission reviewed the required documents, plans and recommendation prepared by City Staff in a public meeting held on February 26th, 2026; and

**WHEREAS**, the following exception is requested; On the Western boundary, an exception to the height requirement of the screen to allow for a 4-foot opaque fence instead of the required 6-foot screen for Standard Buffering; and

**WHEREAS**, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution No. 8-2026, hereby finds, that the 1410 South Highway 191 Screening Special Exception Requests sufficiently meets the criteria for consideration of approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION**, that the following requests for exception to the Screening Standards for the property located at 1410 South Highway 191, Moab, Utah 84532, is hereby APPROVED; an exception to the height requirement of the screen to allow for a 4-foot opaque fence along the parking lot instead of the required 6-foot screen for Standard Buffering

**PASSED AND APPROVED** in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on February 26, 2026.

\_\_\_\_\_  
Kya Marienfeld, Chair

\_\_\_\_\_  
Date



E Holyoak Ln

Mechanics Now Auto Repair

Sage Dr

Huntreek Dr

Canyon Country Adventures - Moab

191

191

voco Moab by IHG

Southtown Auto Repair and Sales

Ride Mo

1410 S  
HYW 191

S Amell Ln

Grand County

HTR Moab Lodge & Cottages

C-4 Zone

Tic Tac Tow

Aggie Blvd

NICHOLS NAYLOR ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201  
SOUTH JORDAN UT, 84095  
(801) 487-3330



1-20-2026

Moab City Planning Commission

Commissioners,

The following narrative is in conjunction with the attached Special Exception application for phase II of the Red Rock Flats apartments.

1. The proposed project will provide an additional 60 units of market rate apartments along with the agreed amount of AEH units outlined in the annexation agreement.
2. The proposed use is consistent with the current zoning district surrounded by other housing that will be part of USU and with its location in between the existing single family residences will provide a buffer to the busy highway.
3. The proposed site is ideal for the use with its proximity to Highway 191, USU extension, and location at the outer edges of Moab city.
4. The use will emit minimal noise, glare, dust, pollutants, or odor as it is in the best interest of the residence for all of these to be at a minimum.
5. These are residences which do not have hours of operation. The leasing office which will be located on phase 1 but utilized by both phases would employ 2-3 employees during regular business hours.
6. The exception we are seeking is to the buffer and screening requirements. Along the south boundary which abuts residential we will be installing a concrete retaining wall that will sufficiently screen the property to the South. The grade transition of the existing topography ranges from 17'-0" high at the East to 6'-0" high at the west and will be topped by a 6'-0" decorative metal fence that will tie to phase 1. The limited spacing between the retaining wall and the building along with the steep grades do not make this area amenable to planting trees. We are proposing native seeding above the retaining wall. At the West boundary which also abuts residential, there is a natural wash that will act as a buffer. We have also added a 4'-0" high opaque fence to screen headlights along with the required trees. There will also be shrubs planted between the curb and fence. The change in grade from the edge of our parking lot varies from 5'-0" high at the south west corner to 13'-0" high at the northwest corner. The east boundary is with phase 1 of the same development. The two phases will function as 1 contiguous development so providing screening and landscape buffer between the two parts should not be required. It is our owner's intention to eliminate this property line at a future date, but this cannot be accomplished until the second phase buildings are constructed. Buffering should not be required along the North property as that abuts a street.

Thank you

Handwritten signature of Ryan Naylor in blue ink, written over a vertical blue line.

Ryan Naylor

Nichols Naylor Architects



EXISTING SITE AERIAL PHOTO

PLANT SCHEDULE PHASE 2

SYMBOL	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>	
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
<b>EVERGREEN TREES</b>	
	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
	PINUS EDULIS / PINYON PINE
<b>ORNAMENTAL TREES</b>	
	VITEX AGNUS-CASTUS / CHASTE TREE
<b>SHRUBS</b>	
	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
	EPHEDRA VIRIDIS / MORMON TEA
	HESPERALOE PARVIFOLIA / RED YUCCA
	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
	RHAMNUS FRANGULA 'RON WILLIAMS' / FINE LINE® ALDER BUCKTHORN
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
<b>ORNAMENTAL GRASSES</b>	
	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
<b>PERENNIALS</b>	
	SALVIA AZUREA / AZURE SAGE

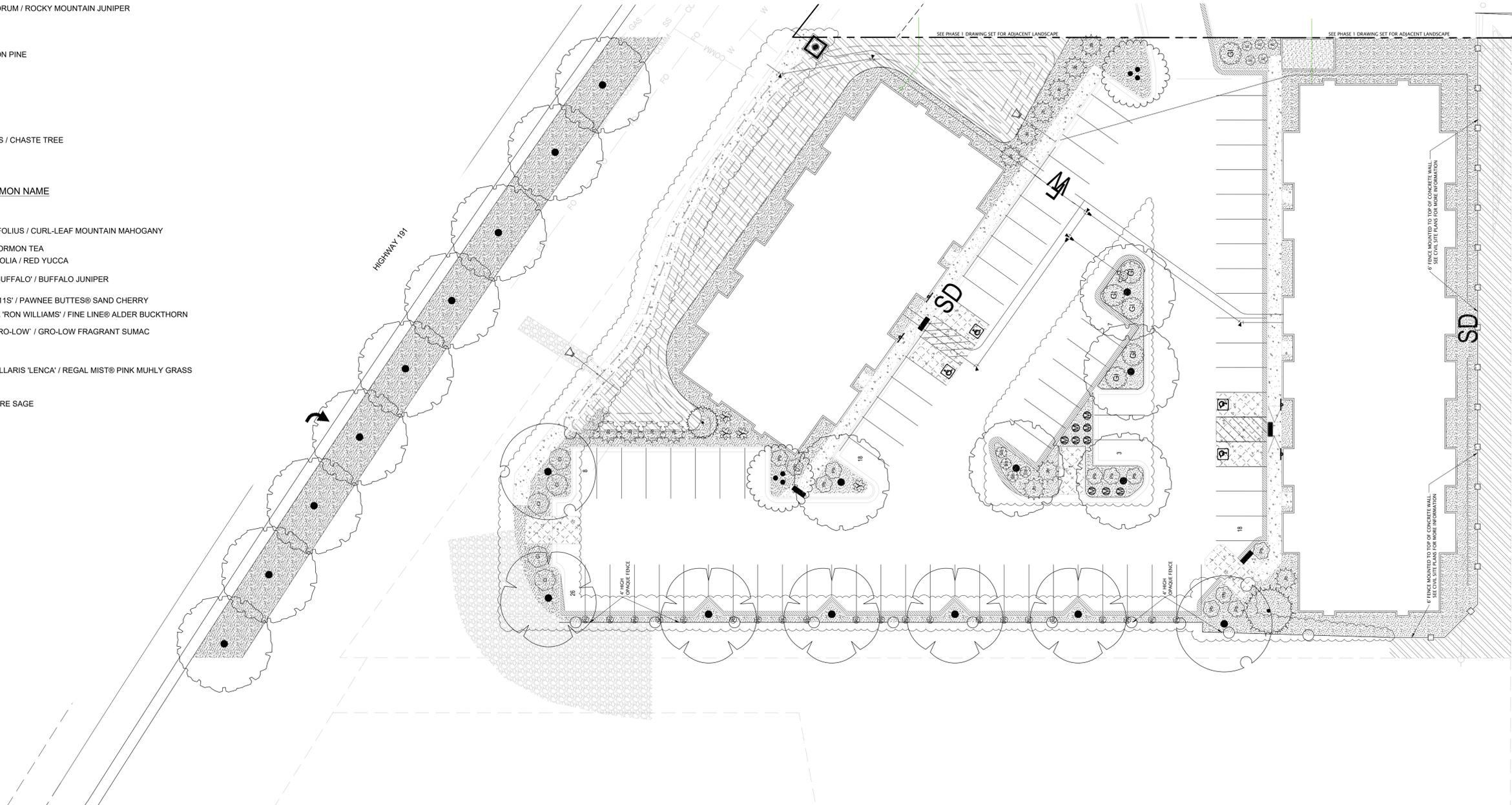
GROUND COVERS			
	ARTIFICIAL TURF	N/A	209 SF
	NATIVE SEED MIX	BED	7,638 SF
	PLANTING BED - 4" DEPTH ROCK MULCH / 4" DEPTH INSTALL OVER DEWITT PRO5 FABRIC	BED	14,305 SF

LANDSCAPE CALCULATIONS  
 RECREATIONAL AMENITY AREA: 200 SF. REQ. 208 SF. PROVIDED  
 PARKING LANDSCAPE - 15% OF PARKING LOT AREA: 3,941 SF. REQ. - 15% / 5,367 SF. - 20.4% PROVIDED\* --  
 STREET FRONTAGE LANDSCAPE - 15' LANDSCAPE STRIP: 4,095 SF REQ. / 4,095 SF PROVIDED  
 BUFFER LANDSCAPE 15' BUFFER: \*\*

LIVE PLANT COVERAGE - 25% OF LANDSCAPE AREA\*\*\*: 9,947 SF REQ. /22,352 SF PROVIDED.

3,891SF TREE CANOPY COVERAGE--. --9,179 SF SHRUB AND NATIVE SEED

\*PARKING LOT LANDSCAPE BASED ON 10' OFFSET FROM BACK OF PARKING LOT CURB.  
 \*\*DUE TO SHARED DRAINAGE ALONG THE WEST EDGE OF THE PROJECT WITH ADJACENT PROPERTY OWNER, A FULL PERIMETER BUFFER OF LANDSCAPING IS NOT POSSIBLE.  
 \*\*\* TOTAL LANDSCAPE AREA IS CALCULATED BY TOTAL SITE MINUS BUILDINGS, HARDSCAPE, AND GULLY DRAINAGE AREA (GULLY AREA IS FROM EXISTING AND PROPOSED TOP OF BANK)



PROJECT NUMBER	25-222
REVISIONS	
RECREATIONAL AMENITY ADD	JAN 26, 26'
PARKING LOT & SIDEWALK UPDATE	FEB 19, 26'

SHEET TITLE  
**LANDSCAPE DETAILS**

PROJECT/OWNER  
**RED ROCK FLATS PHASE 2**  
 1410 S. HIGHWAY 191  
 MOAB CITY, UT, 84532

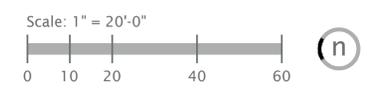


**NICHOLS • NAYLOR**  
 ARCHITECTS  
 10459 S. 1300 WEST SUITE 201  
 SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE  
 10/31/2025

SHEET NUMBER  
 LP101





MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

**TITLE:** Land Use Code Update Discussion

**DISPOSITION:** Department update

**PRESENTER/S:** Cory Shurtleff, Community Development Director

**ATTACHMENT/S:**

Exhibit 1 – Uses and Definitions Spreadsheet

**STAFF RECOMMENDATION:** N/A

**OTHER OPTIONS:** N/A

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**RECOMMENDED MOTION:** N/A

**SUMMARY:**

This meeting's code workshop will be going over the consolidation of uses worksheets.

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**RELEVANT LAWS, STUDIES & PLANS:**

Moab Municipal Code

**RESPONSIBLE DEPARTMENT:**

Community Development

**FINANCIAL IMPACT:**

N/A



