



TITLE: Consideration and Possible Approval of Planning Resolution No.1-2026, A Resolution Conditionally Approving A Level II Site Plan for the Shumway Mixed Use Development for Property Located at 1082 South Highway 191, Moab UT, 84532.

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1 Draft Planning Resolution No. 1-2026
- Exhibit 2 Vicinity Map
- Exhibit 3 Site Plan
- Exhibit 4 Site Plan Review Matrix

STAFF RECOMMENDATION: Conditionally Approve Moab Planning Resolution No. 1-2026, 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 Site Plan Application, giving specific findings for decision.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution No. 1-2026, A Planning Resolution Conditionally Approving the Level II Site Plan for the Shumway Mixed Use Development Cooperative for Property Located at 1082 South Highway 191 Moab, Utah 84532, with the following condition:

- a. The final retaining wall design must be approved by City Engineering Department.

SUMMARY:

Property Owner: TJ MOAB ENTERPRISES LLC
Applicant: Courtney Kizer, Architectural Squared
Location: 1082 S HWY 191, Moab, UT 84532
Parcel: 01-0SWE-0005
Zoning: C-4
Use: Mixed Use Development; Retail, Office, Eating Establishment



MOAB CITY PLANNING COMMISSION AGENDA

January 8, 2026

Courtney Kizer of Architectural Squared, the Owner Agent of record, for the property located at 1082 South Highway 191, Moab, Utah, applied for a Level II Site Plan on August 29th, 2024. After 3 rounds of review, the Development Review Team has approved the provided plans with conditions. At this time, the Site Plan Application has been submitted for review by the Moab City Planning Commission on January 8th, 2026.

RELEVANT LAWS, STUDIES & PLANS:

Moab Municipal Code 17.67

RESPONSIBLE DEPARTMENT:

Development Review Team

FINANCIAL IMPACT:

N/A