



TITLE: Consideration and Possible Approval of a Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah.

DISPOSITION: Discussion and possible action

PRESENTER/S: Cory Shurtleff, Community Development Director and Johanna Blanco, Associate Planner

ATTACHMENT/S:

Exhibit 1- Development Agreement Draft Redlined

Exhibit 2- Development Agreement Draft Clean

STAFF RECOMMENDATION: Approve the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah, with or without modifications to the Moab City Council

OTHER OPTIONS: Continue or table action to a later meeting with specific direction to City Staff as to additional information needed to make decision or deny approval of the Development agreement, giving specific findings for decision.

RECOMMENDED MOTION: I Motion to approve of the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah

SUMMARY:

The Developer has applied to the City to construct a moderate-income multi-housing project on the Property consisting of three phases, each to be owned by an affiliate of Developer, that would involve: the construction of forty-four (44) new construction units containing twenty-one (21) two (2) bedroom units, eleven (11) three (3) bedroom units, twelve (12) four (4) bedroom units and 6 rehabilitation units containing six (6) two (2) bedroom units and construction of a clubhouse and leasing office building making up Phase 1; eight (8) new construction one (1) bedroom units in one building and rehabilitation of thirty (30) two (2) bedroom units across five (5) existing buildings making up Phase 2; and the development of up to four (4) buildings including up to twelve (12) units making up Phase 3.

The Project will receive Low Income Housing Tax Credits that restrict the maximum rent limits of the affected units. These limits can be seen in Exhibit 7 of the Agreement. The term of the LIHTC agreement with the Utah Housing Corporation is 50 years.



MOAB CITY COUNCIL AGENDA

January 27, 2026

In the Agreement, the City will give the Project;

1. A reduction of 5 feet from the 15-foot front setback of the R-3 zone,
2. Alteration to parking calculation to allow 1 parking space per unit in phase 3, regardless of the number of bedrooms
3. Waiver of AEH requirement for the R-3 Zone
4. Custom process for plan and plat approvals based on the Master Planned Development process

The reduction in parking and setbacks allows the Developer to fit the proposed amount of units on site, as well as keep the clubhouse in a central location on the site. The rent limits imposed by the LIHTC agreement may have a similar effect to the AEH requirements required in the R-3 zone in creating housing for Grand County residents. The complexity of the site and product proposed in this Project necessitates the formation of a custom process that balances public engagement with administrative approvals for expedited development.

On December 11, 2025, the Planning Commission forwarded a positive recommendation for the approval of the Development Agreement with no modifications.

RELEVANT LAWS, STUDIES & PLANS:

10-20-508 Utah State Code, 2023 Moab Area Affordable Housing Plan

RESPONSIBLE DEPARTMENT:

Community Development, Administration

FINANCIAL IMPACT:

50 deed-restricted units under 55% AMI will be made available to residents of the City of Moab.