

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
January 8, 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 and video is archived at www.youtube.com/watch?v=f8HnwQnjzEk. Commission Chair Kya Marienfeld called the meeting to order at 6:11 p.m. Commission Member Jill Tatton attended, and Carolyn Conant attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Building Official Barry Ellison, Associate Planner Johanna Blanco and two members of the public also attended. One applicant participated via electronic means.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Tatton moved to approve the draft minutes of the December 11, 2025, Regular Planning Commission meeting. Commission Member Conant seconded the motion. The motion passed unanimously.

Level II Site Plan for the Shumway Mixed Use Development—Approved

Presentation and Discussion: Associate Planner Blanco introduced **Planning Resolution 01-2026**, 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. She said the development met all requirements with one condition regarding retaining wall design. Ty Shumway, the developer, stated he has owned the property since 2017 and said he has sought to present a development that addressed the best and highest need in the community. He said he had some firm commitments for tenants and other soft commitments for office space, café and executive offices. Community Development Director Shurtleff stated the developer seeks annexation into the City. Marienfeld and Conant spoke favorably about the proposed site plan. Shurtleff introduced an amendment to the proposed conditional wording.

Motion and Vote: Commission Member Tatton moved that the City of Moab Planning Commission conditionally approve **Planning Resolution 01-2026**, 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: all outstanding comments must be approved by the City Engineer and i. the final retaining wall design must be approved by the City Engineering Department. Commission Member Conant seconded the motion. The motion passed unanimously.

Annexation of Property Located at 486 Riversands Road—Positive Recommendation

Presentation and Discussion: Associate Planner Blanco presented draft **Ordinance 2026-01**, an ordinance to annex property located at 486 Riversands Road, Moab, UT 84532, into the City of Moab. She said the current zoning is Rural Residential and the proposed zoning is split between C-2 Commercial and R-3 Residential. Blanco explained the pre-annexation agreement was approved in 2024, and included provisions that all housing would be 100 percent active employment households (AEH), and she said the parcel will undergo a minor subdivision process. Community Development Director Shurtleff presented a brief history of the property's annexation process. Developer representative Ben Byrd described the effort to build alternative dwellings on foundations for workforce housing. Commission Member Conant brought up a discrepancy in the C-2 versus C-3 zoning request. It was determined that the C-2 was a typing error. She also asked if there were comments from neighbors. Shurtleff said two letters have been received. He said the objections regarded the proposed residential density, not the annexation. He explained the complaints about density were not applicable for this process but could be considered during the upcoming public hearing process. He said the letters were more appropriate for the pre-annexation period. Concerns about utilities and density were stated in the letters.

Motion and Vote: Commission Member Conant moved to forward a positive recommendation to the Moab City Council regarding **Ordinance 2026-01**, an ordinance to approve the annexation of property located at 486 Riversands Road, Moab, Utah 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

Land Use Code Update—Discussion

Building Official Ellison joined the discussion regarding defined uses. Shurtleff described uses and occupancies. He gave examples of medical offices, assembly workshops, and others. Ellison stated there were designated occupancy groups which inform regulations for maximum occupancy, fire exits and other safety concerns. Discussion ensued regarding possible uses to add, with as few headings as possible and with simple definitions. Examples included carpentry shops, fireworks stores, shoe repair shops, and coffee roasters. Possible uses to add from an array of examples included amusement park, mini-golf course, heli-pad, indoor shooting range, on-site employee housing, and more. Commission Chair Marienfeld brought up home-based businesses such as accountants. Associate Planner Blanco said she was working on a framework to update home enterprises and Shurtleff expanded on home enterprise tiers of intensity. Conant asked about districts he referred to, and Shurtleff clarified he was referring to zones. Blanco explained options of how the use definitions could be formatted, including an option with broad headings and then subheadings with more specificity. Blanco described a recent trend of business license applicants who request mixed uses to improve the odds for success by integrating various potential uses. Conant asked if other municipal code examples tackled the mixed-use concept. Blanco said she would process Commission feedback and stated she would send a draft for review before the next meeting. Shurtleff raised a question for future consideration regarding the definition of a dwelling. He brought up bathroom facilities and kitchens, as well as illegal living spaces that bend the rules. He requested that Commission members review the definition of dwelling and consider actual conditions in the community. He said the discussion would consider the definition in relation to safety considerations.

Future Agenda Items:

Blanco said the Wildland Urban Interface would be presented for further consideration. She said the Amasa preliminary plan and plat would also be on the agenda for the next meeting on January 29. Shurtleff brought up a vacancy on the planning commission.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:58 p.m.