



TITLE: Consideration and Possible Approval of Planning Resolution 04-2026, A Planning Resolution Approving the Landscaping Special Exception Request, for property at 985 South Main, Moab, Utah 84532

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Associate Planner

ATTACHMENT/S:

- Exhibit 1: Draft Planning Resolution 04-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Landscape Plans
- Exhibit 4: Request Letter

STAFF RECOMMENDATION: Approve Moab Planning Resolution 04-2026, 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.

RECOMMENDED MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution 04-2026, A Planning Resolution Approving the Landscaping Special Exception Request, for property at 985 S Main Street, Moab, Utah 84532.

SUMMARY:

Background:

Sariah Beckman (“Applicant”) submitted an application for approval for special exception to the Moab Municipal Code (MMC) 17.10.040.A.1.b, for property located at 985 South Main, within the C-4 General Commercial Zone. The special exception application was deemed complete and submitted for Planning Commission review on February 3rd, 2026.

Project Summary:

The gas station is remodeling and expanding their freezer which triggered a General Landscaping Plan, MMC 17.10.060.C.2.

Project Description: All landscaping requirements are met, except for the street tree requirement of MMC 17.10.040.A.1.b.

Process: Special Exception Request to Landscaping Standards is approved by the Planning Commission



Request: The following Special Exception to the *Moab City Required Landscaping*:

1. A Special Exception to provide an exception for 6 of the required 19 street trees. 13 trees are existing or will be provided on 400 East Street and Main Street.

Analysis:

The applicant submitted a site plan showing 13 Street Trees. Given the 774-foot frontage on 400 East Street and Main Street, 19 Street Trees are required. MMC 17.10.040 A.1.b.i. states "i. A minimum of one tree for every forty linear feet of street frontage is required in the right-of-way or adjacent to the private street, except as outlined in this section.

There are constraints on the placement of trees that may make planting the required number not feasible.

MMC 17.10.040.A.1.b.vii. Trees may not be planted in a way that interferes with public safety, including the visibility of pedestrians, oncoming traffic, traffic control devices, or regulatory signs.

- (A) Planting within ten feet of another tree, building, fence, streetlight, water infrastructure, wastewater infrastructure, storm water infrastructure, wet utility easement, alley, driveway, or fire hydrant is not permitted.
- (B) Planting within twenty feet of stop signs is not permitted.
- (C) Planting within twenty-five feet of streetlights is not permitted.
- (D) Planting in the corner triangle formed by the first thirty feet along the right-of-way in each direction from the corner is not permitted.

The Planning Commission may grant an exception when to the landscaping standards when practical difficulties or unnecessary hardships exist that cause inconsistencies with the purpose and intent of the standards.

Alternatively, MMC 17.10.040.A.1.b.ix states that In cases where neither the right-of-way nor private property can meet the standards of this section, the permittee shall sign an agreement to plant or compensate the city for the planting of each affected required tree.

RELEVANT LAWS, STUDIES & PLANS:

The applicant is seeking an exception under MMC 17.10.040.A.1.b.i. A minimum of one tree for every forty linear feet of street frontage is required in the right-of-way or adjacent to the private street except as outlined in this section.

RESPONSIBLE DEPARTMENT: Planning, Sustainability

FINANCIAL IMPACT: N/A