



TITLE: Consideration and Possible Approval of Planning Resolution No.6-2026, 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 6-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Landscape Plans
- Exhibit 4: Request Letter

STAFF RECOMMENDATION: Approve Moab Planning Resolution 6-2026, 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.

POSITIVE MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution 6-2026, A Planning Resolution Approving the following Buffering and Screening Special Exception Request, for property 1410 South Highway 191, Moab, Utah 84532;

1. Northern Boundary: No exception requested
2. Eastern Boundary: Exception to the number of plantings. Full exception to Screening.
3. Southern Boundary: Exception to tree planting. A partial exception to the screening requirements, given that a retaining wall be built topped with a 6-foot fence.
4. Western Boundary: Exception to tree planting. Full exception to Screening.

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 6th, 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 12th, 2026.

Project Summary:

Property Owner: Shamrock 25 LLC



MOAB CITY PLANNING COMMISSION AGENDA

February 12, 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 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:

5. Northern Boundary: No exception requested
6. Eastern Boundary: Exception to the number of plantings. Full exception to Screening.
7. Southern Boundary: Exception to tree planting. A partial exception to the screening requirements, given that a retaining wall be built topped with a 6-foot fence.
8. Western Boundary: Exception to tree planting. Full exception to Screening.

Analysis:

Without a special exception, Standard Buffering is required on the eastern as well as the western border that abuts the Highway Commercial Zone [MMC 17.27.020.A.10.c.v](#). The rest of the western and southern 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:*



MOAB CITY PLANNING COMMISSION AGENDA

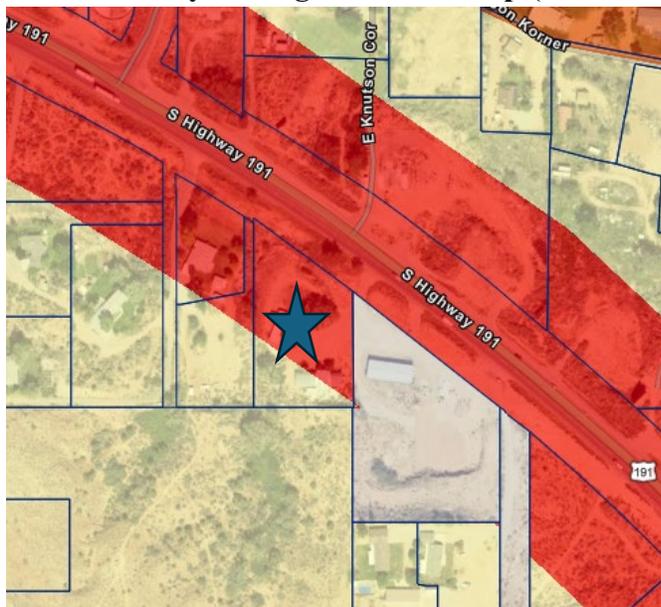
February 12, 2026

- 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 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