

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
February 12, 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=4aWVgLtSRBQ. Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Jill Tatton and Steve McClure attended in person and Shalee Bryant attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Strategic Initiatives and Sustainability Director Alexi Lamm, City Council Liaison Miles Loftin and members of the public also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Tatton moved to approve the draft minutes of the January 8, 2026, Regular Planning Commission meeting. Commission Member Bryant seconded the motion. The motion passed unanimously.

Utah Wildland-Urban Interface Code—Positive Recommendation

Public Hearing and Discussion: Commission Chair Marienfeld opened a public hearing at 6:07 p.m. and Strategic Initiatives and Sustainability Director Lamm presented an overview of the proposed ordinance as required by Utah House Bill 48 to comply with rules for the wildland urban interface. She explained the intent of the code is to mitigate wildfire risk. She highlighted requirements for the City of Moab. She presented maps of high-risk areas as prepared by the state. She said the local agency consensus is that the state map is not accurate and draft local maps were shown. Commission Chair Marienfeld clarified that no specific properties have been identified as high-risk at present. There were no public comments and Marienfeld closed the public hearing at 6:17 p.m.

Motion and Vote: Commission Member Tatton moved to make a positive recommendation to City Council regarding **Ordinance 2026-03**, an ordinance enacting Section 15.08.011 of Title 15, Chapter 15.08 of the Moab Municipal Code to adopt the 2006 edition of the Utah Wildland-Urban Interface Code. Commission Member McClure seconded the motion. The motion passed unanimously.

Amasa Apartments Preliminary Plat—Approved

Presentation and Discussion: Associate Planner Blanco presented background and timeline for the project. She explained the previously approved custom process would give the Planning Commission legislative authority. Community Development Director Shurtleff explained the public utility easement included minor note changes in the proposed plat. Blanco stated the final phase 1 plat was also ready for administrative review. A representative of the developer praised the demanding work of the planning staff. Commission Chair Marienfeld noted for the record that both she and Commission Member Bryant serve as board members of an affiliated nonprofit but had no conflicts of interest.

Motion and Vote: Commission Member Tatton moved to approve **Planning Resolution 03-2026**, a resolution approving a preliminary plat for The Amasa Apartments for property located at 57 Kane Creek Boulevard, Moab UT, 84532. Commission Member Bryant seconded the motion. The motion passed unanimously.

Amasa Apartments Preliminary Site Plan—Approved

Presentation and Discussion: Associate Planner Blanco presented the preliminary site plan for the Amasa Apartments. She explained it meets all standards as required by code. The developer explained the project was intended to meet net zero carbon emissions standards with energy efficiency measures such as solar panels and electric vehicle charging stations.

Motion and Vote: Commission Member Tatton moved to approve **Planning Resolution 02-2026**, a resolution approving a preliminary site plan for The Amasa Apartments for property located at 57 Kane Creek Boulevard, Moab UT, 84532. Commission Member McClure seconded the motion. The motion passed unanimously.

Amended Agenda:

Commission Chair Marienfeld reordered the agenda to reflect an addendum and discussion ensued with Associate Planner Blanco and Community Development Director Shurtleff regarding the noticing requirements for a public hearing.

Amasa Apartments Phase 1 Development Agreement—Positive Recommendation

Public Hearing, Presentation and Discussion: Commission Chair Marienfeld opened a public hearing at 6:36 p.m. Associate Planner Blanco presented an update on the development agreement (DA) and noted the previously approved overall DA allowed for separate DAs for all phases. She said the current proposed DA was for Phase 1. She said setbacks were requested to be reduced in exchange for affordable housing units. She added the parties included the City and Amasa Apartments LLC. She said the newly approved site plans and plats will be included in the development agreement. Commission Chair Marienfeld said she appreciated the reduction of front setbacks to move the units farther from the existing neighboring residential properties. Commission Member Bryant expressed concern about the piecemeal approach to the approvals. Community Development Director Shurtleff explained that the financing of the phases of the project require separate DAs for all phases. He said it was convoluted but should not change going forward. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:47 p.m.

Motion and Vote: Commission Member Tatton moved to forward a positive recommendation to City Council regarding the Phase 1 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Apartments LLC and the City of Moab, Utah. Commission Member Bryant seconded the motion. The motion passed unanimously.

Landscaping Special Exception Request—Approved with Modification

Presentation and Discussion: Associate Planner Blanco presented the landscaping special exception at the South Maverik gas station. She said the business had applied for a building permit to expand their freezer. She said the permit triggered compliance with the new landscaping ordinance. She added the site was out of compliance regarding the number of existing street trees. She said the number of viable street trees was complicated by proximity to entrances, stop signs, streetlights and more. Staff recommended an exception due to safety concerns. Commission Chair Marienfeld pointed out the exception was regarding a small number of trees. She asked about precedence regarding fee-in-lieu for street trees. Community Development Director Shurtleff stated the request was for a waiver for an existing property, and the applicant is restricted by several rules for trees that interfere with traffic visibility and safety. The applicant stated the intention is to retain other trees on the site. Commission Member McClure noted the importance of safety at the site. The applicant expressed concerns about the exact location of trees which might need to be replaced over time.

Motion and Vote: Commission Chair Marienfeld moved to approve **Planning Resolution 04-2026**, a planning resolution approving the Landscaping Special Exception Request, for property at 985 South Main, Moab, Utah 84532, with the modification that the applicants retain at least 19 total trees on site. Commission Member McClure seconded the motion. The motion passed unanimously.

Bonjour Parking Special Exception Request—Approved

Presentation and Discussion: Associate Planner Blanco explained the Bonjour eating establishment in the Dewey's plaza was expanding into part of the adjacent gallery business. She said the parking requirements for restaurants are greater than for retail spaces. Blanco showed the changing floorplan and the new Bonjour entry on Main Street. She further explained that a fee-in-lieu determination would require a public hearing and separate application. Commission Chair Marienfeld said it was an existing property with adequate adjacent parking. She added the Planning Commission had been permissive with other businesses in the downtown corridor. Community Development Director Shurtleff brought up other changes of use involving existing properties.

Motion and Vote: Commission Chair Marienfeld moved to approve **Planning Resolution 05-2026**, a planning resolution approving the Parking Special Exception Request, for (1) one parking space, for the Bonjour Eating Establishment Expansion on Property Located at 59 S Main Street, Moab, UT 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

Buffering and Screening Special Exception Request—Approved with Modification

Presentation and Discussion: Associate Planner Blanco presented the Red Rock II buffering and screening special exception request. She said it was a residential development and staff required legislative involvement for the buffering and screening element. Blanco said there was a request for a varied approach to plantings on three sides of the property. She said a concrete wall topped by a fence was planned on the southern boundary. She explained standards for canopy and ornamental or evergreen tree requirements, shrub requirements, and spacing required by ordinance. She presented exception considerations. Commission Member Bryant brought up the prospect of the connected parcel on the east property boundary not being developed as planned. Staff explained the property line is planned to be dissolved so the neighboring property would join with this property. Bryant recommended conditional approval until the properties are consolidated. The developer explained the two phases are interdependent regarding access and infrastructure. Commission Chair Marienfeld expressed concern about the impacts on a neighboring property regarding the request for less landscaping on the west boundary. She also brought up that the southern boundary was currently undeveloped residential zoned property. The developer stated the topography limited the ability to build a fence. Architect Ryan Naylor stated there is a wash and a fence is incompatible with the native landscape. He said the natural grade provided a buffer on the west and south sides. Blanco said the slope and the wash created a setting more suitable for shrubs than trees. Shurtleff explained the definitions of screening and buffering as it pertains to downhill and uphill properties. The developers averred that the western neighbors were consenting to the proposed landscaping plan. Commission members voiced interest in having that consent in writing. Marienfeld brought up the parking lot on the western boundary and the potential for headlights shining onto the neighboring parcel. Bryant concurred that neglecting the impacts on neighbors was not desirable. McClure asked if fencing was the only solution and Shurtleff brought up vegetation. Commission Chair Marienfeld reiterated her concern about the parking and headlight trespass and the intent of buffering elements. She recommended a shorter fence. Commission Member McClure brought up concerns about the wash at the property boundary and suggested boulders or other safeguards to mitigate safety issues. Associate Planner Blanco suggested that the three property boundaries that are not controversial could be accepted and the western boundary could come back later. The architect brought up the prospect of a lower fence to mitigate the issues. Commission Chair Marienfeld suggested a modified motion.

Motion and Vote: Commission Chair Marienfeld moved to approve **Planning Resolution 06-2026**, a planning resolution approving the Buffering and Screening Special Exception Request, for property at 1410 South Highway 191, Moab, Utah 84532, modified to exclude the western boundary special exception request. Commission Member Bryant seconded the motion. There was discussion about an amended motion regarding Commission Member Bryant's proposed condition regarding consolidation of the lots; it was determined that if the motion failed, a new motion could be proposed. The motion passed 3-1 with Commission Members Marienfeld, McClure and Tatton voting aye and Commission Member Bryant voting nay.

Land Use Code Update—Discussion

Associate Planner Blanco presented a new array of proposed revisions for the ongoing land use code update. Commission Chair Marienfeld stated she received written feedback from Commission Member Conant. Blanco and Shurtleff explained existing uses and perceived needs for code revisions in the community. Blanco introduced categories for residential, civic, commercial and industrial zones, and framed each element with use parameters. Assorted options for expanding allowed uses were discussed. Tour operators and vehicle rentals were brought up including vague or too-broad definitions of personal services. Car washes and service stations were discussed, as well as neighborhood retail and commissary kitchens. Blanco proposed a framework for further consideration. Residential density and allowed commercial uses, as well as types of housing and drive-through eating establishments were discussed. Upcoming assignments were discussed.

Future Agenda Items:

Blanco enumerated two items, including a landscaping special exception request and Red Rock II follow up.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 9:01 p.m.