

**CITY OF MOAB PLANNING RESOLUTION NO. 8-2026**

**A RESOLUTION APPROVING THE SCREENING SPECIAL EXCEPTION REQUESTS, FOR PROPERTY LOCATED AT 1410 SOUTH HIGHWAY 191, MOAB, UTAH 84523**

**WHEREAS**, Ellen Weinstein (“Applicant”) submitted an application for special exception to the Moab Municipal Code (MMC) 17.10.050 Buffering and Screening on February 19th, 2026, for property located at 1410 South Highway 191, within the C-4 General Commercial Zone; and

**WHEREAS**, the Applicant provided the City of Moab with the necessary documents and plans to complete the application for the requested Screening Standards Exception; and

**WHEREAS**, the regulations requiring these standards are located in MMC 17.10.050(A) (B) (C) and (D), and the regulations permitting exception requests are located in MMC 17.10.050(E); and,

**WHEREAS**, the proposed use is allowed for the properties located in the C-4 General Commercial Zone; and

**WHEREAS**, the Planning Commission has provided for special exceptions to the MMC 17.10.050 Buffering and Screening Standards to be approved by the Planning Commission (Commission) as found in MMC 17.10.070(E); and

**WHEREAS**, the Commission reviewed the required documents, plans and recommendation prepared by City Staff in a public meeting held on February 26th, 2026; and

**WHEREAS**, the following exception is requested; On the Western boundary, an exception to the height requirement of the screen to allow for a 4-foot opaque fence instead of the required 6-foot screen for Standard Buffering; and

**WHEREAS**, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution No. 8-2026, hereby finds, that the 1410 South Highway 191 Screening Special Exception Requests sufficiently meets the criteria for consideration of approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION**, that the following requests for exception to the Screening Standards for the property located at 1410 South Highway 191, Moab, Utah 84532, is hereby APPROVED; an exception to the height requirement of the screen to allow for a 4-foot opaque fence along the parking lot instead of the required 6-foot screen for Standard Buffering

**PASSED AND APPROVED** in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on February 26, 2026.

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Kya Marienfeld, Chair

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Date