



TITLE: Consideration and Possible Approval of Planning Resolution No.7-2026, A Planning Resolution Approving the Off-Site Parking 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 7-2026
- Exhibit 2: Vicinity Map
- Exhibit 3: Site Plan
- Exhibit 4: Narrative
- Exhibit 5: Letter to Planning Commission

STAFF RECOMMENDATION: Approve Moab Planning Resolution 7-2026, 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.

POSITIVE MOTION: I move that the City of Moab Planning Commission Approve Planning Resolution 7-2026, A Planning Resolution approving the Off-Site Parking Special Exception Request, for property 1410 South Highway 191, Moab, Utah 84532; with the following condition;

1. Moab City Attorney approval of Off-Site Parking Agreement
2. Off-Site Parking Agreement recorded with the County Recorder

SUMMARY:

Background:

Ryan Naylor (“Applicant”) submitted a complete application for approval for a special exception to the Moab Municipal Code (MMC) 17.09.230 Special Provisions on February 19th, 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 26th, 2026.

Project Summary:

Property Owner: Shamrock 25 LLC



MOAB CITY PLANNING COMMISSION AGENDA

February 26, 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 for Off-Site Parking is approved by the Planning Commission [MMC 17.09.230](#)

Request: The following Special Exceptions are made by the applicant: Allow an off-site parking agreement between Red Rock Flats, 1490 S Highway 191 (parcel 01-0007-0101) and Red Rock Flats 2, 1410 Highway 191 (parcel 01-0007-0102) to allow Red Rock Flats 2 the use of 8 parking spaces on Red Rock Flats property.

Analysis:

Parking required:

Phase 1 – 72 units x 1.5 = 108 spaces

Phase 2 – 60 units x 1.5 = 90 spaces

Commercial Building – 5,000 sf/ 300 = 17 spaces

Total = 215 spaces

Parking Provided:

Phase 1 = 134 spaces

Phase 2 = 82 spaces

Total = 216 spaces

This calculation shows that there is an excess of parking stalls on parcel 01-0007-0101 (Phase 1), which can accommodate the 8 parking stalls needed on parcel 01-0007-0102 (Phase 2). The agreement between the two properties must include the City as a party, so that we may reevaluate the site in the event that the commercial building on parcel 01-0007-0101 changes its use to a more parking-intensive use, such as an eating establishment.

RELEVANT LAWS, STUDIES & PLANS:



MOAB CITY PLANNING COMMISSION AGENDA

February 26, 2026

The applicant is seeking an exception under Section 17.09.230 of the Moab Municipal Code (MMC) regulates the Off-Street Parking and Loading – Location and control facilities. Subsection 17.09.230.A. Shared Parking

Facilities, permits the Planning Commission to approve requests for shared parking or off-site parking subject to conditions.

17.09.230

Off-street parking and loading--Location and control of facilities.

The off-street parking facilities required by this title shall be located on the same lot or parcel of land as the use they are intended to serve except for approved shared parking, payment-in-lieu of parking or off-site parking.

A. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, when peak uses or seasonal uses vary, and that shared parking lots be located within three hundred feet of all businesses being served by such lots. Requests for shared parking or off-site parking are subject to conditional use approval of the Moab Planning Commission. The minimum conditions and submittals for shared parking and off-site parking requests shall include the following:

- 1. Proposal must show sufficient evidence that there will be no substantial conflict in the periods of peak demand of uses for which shared-parking is proposed;*
- 2. A site plan showing the number and location of proposed parking spaces, location and size of buildings, parcel boundaries, streets, sidewalks, driveways and curb cuts must be submitted;*
- 3. Off-site parking may be used only for hotels and motels that provide valet service. Proof of valet service must be submitted;*
- 4. A written agreement executed by all parties concerned shall be filed with the Moab City Recorder.*

17.09.220 Off-street parking and loading – Number of spaces.

Residential structures, not including boardinghouses and roominghouses and bachelor dwellings, shall have parking spaces per dwelling unit as follows: 3. Multiple-household dwellings, one and one-half spaces per dwelling unit.

RESPONSIBLE DEPARTMENT: Planning

FINANCIAL IMPACT: N/A