

CITY OF MOAB PLANNING RESOLUTION NO. 07-2026

A RESOLUTION APPROVING THE OFF-SITE PARKING AGREEMENT FOR THE RED ROCK FLATS 2 APARTMENT DEVELOPMENT ON PROPERTY LOCATED AT 1410 SOUTH HIGHWAY 191, MOAB, UT 84532.

WHEREAS, the following describes the intent and purpose of this resolution:

- a. The Applicant, Ellen Weinstein, representative for the Owner of record, SHAMROCK 25 LLC, and SHAMROCK PROPERTIES XX LLC, for properties located at 1410 S HWY 191 and 1490 S HWY 191, Moab UT 84532, has requested approval for a Off-Site Parking Agreement as outlined in the Moab Municipal Code (MMC) 17.09.230.A. through Planning Resolution 07-2026; and
- b. The Applicant has furnished a site plan and description of the property located at 1410 S HWY 191 and 1490 S HWY 191, Moab UT 84532; Parcels 01-0007-0102; 01-0007-0101; and
- c. The City adopted Supplementary Requirements and Procedures Applicable within Zones, in addition to the Site Plan Review regulations, in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-3 Central Commercial Zone, of which regulate Off-Street Parking and Loading – Number of Spaces & Location and Control of Facilities; and
- d. Upon review, the Site Plan would require accommodations through the available conditions for Special Exception to Parking Requirements, Off-Site Parking procedures as outlined in the MMC Chapter 17.09.230, in order to attain sufficient compliance of standards; and
- e. The Applicant provided a Parking concept plan, by which requests a Parking Exception for 8 spaces, associated with the additional Multi-household use on parcel 01-0007-0102 (Red Rock Flats 2), be located on parcel 01-0007-0101 (Red Rock Flats) to sufficiently address the increased parking requirement; and
- f. Based on the available provisions outlined in the MMC conditions for parking accommodations in the C-4 General Commercial Zone, City Staff is recommending the Planning Commission consider conditionally approving the request for the Shared Parking Agreement for Off-Site Parking, such that 8 additional spaces are located on the adjacent property 01-0007-0101 and an agreement is recorded at the Grand County Recorder's Office ; and
- g. The Moab Planning Commission reviewed the request and submittal materials for Special Exceptions to the Parking Requirements, Shared Parking Agreement for Off-Site Parking, through Planning Resolution 7-2026 for the Red Rock Flats 2; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution 07-2026, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for the Special Exception to the Parking Requirements, Off-Site Parking, for Red Rock Flats is hereby APPROVED, with the following conditions;

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

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 26th, 2026.

SIGNED: _____
Kya Marienfeld, Chair