

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
September 25, 2025

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=MpiqOPYvwjo. Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Miles Loftin, Jill Tatton, Carolyn Conant and Shalee Bryant attended. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco and one member of the public also attended.

Approval of Minutes: Commission Member Bryant moved to approve the draft minutes of the August 14, 2025, regular Planning Commission meeting. Commission Member Tatton seconded the motion. The motion passed unanimously.

Parking Special Exception Request for 45 East Center Street—Approved

Presentation and Discussion: Associate Planner Blanco introduced the proposed exception request for the Desert & Tropics Health Bar Change of Use. Community Development Director Shurtleff brought up similar precedents set by the Planning Commission. Applicant Cassandra Washington spoke about the proposal. Commission Chair Marienfeld compared the proposal to a similar grab and go eating establishment on Main Street. Commission Member Loftin concurred with the characterization of the grab and go eating establishment. Commission Member Bryant stated she would recuse herself from a vote because she is the property owner. She pointed out there is employee parking provided at the rear of the building. Commission Member Conant brought up her desire to consider a blanket exception in the code revision for parking in the central downtown area.

Motion and Vote: Commission Member Loftin moved to approve **Planning Resolution 2025-13**, a planning resolution approving the parking special exception request, for (2) two parking spaces, for the Desert & Tropics Health Bar change of use for property located at 45 E Center Street, Moab, Utah 84532. Commission Member Tatton seconded the motion. The motion passed 4-0 aye, with Commission Member Bryant recusing herself.

Parking Special Exception Request for approximately 160 E 100 S —Approved

Presentation and Discussion: Applicant Becky Byrd was in attendance. Two change of use applications were considered for the modification to parking spaces required. The total spaces available on-site total 28 and 29 are required. Community Development Director Shurtleff stated that, in the C-2 zone, the mechanism available to the Commission was to approve the exception or deny, with no fee-in-lieu option. He also pointed out that prior exceptions have been granted. Commission Chair Marienfeld said that after a certain threshold, one additional parking space is immaterial. Commission Member Loftin pointed out there is ample on-street parking available.

Motion and Vote: Commission Member Bryant moved to approve **Planning Resolution 2025-15**, a planning resolution approving the parking special exception request, for (1) one parking space, for property located at approximately 160 E 100 S, Moab, Utah 84532. Commission Member Loftin seconded the motion. The motion passed unanimously.

Level II Site Plan for The Cooperative, 1581 Mill Creek Drive—Conditionally Approved

Presentation and Discussion: Staff explained the project had been through three rounds with the design review team and noted that, with a couple of conditions, the plan meets planning standards. It was explained that the original project was scaled to become three separate projects, with phase I ready now. The conditions for approval include a property line adjustment and a grading easement agreement. Applicant Jacob Williams briefly outlined the 144-unit apartment project that is specifically planned for low-income households and workforce housing. He said the owner is a local partnership that owns hospitality businesses in Moab. Williams added there is a 55-year deed restriction tied to median income levels.

Motion and Vote: Commission Member Loftin moved to approve **Planning Resolution 2025-14**, a resolution conditionally approving a Level II Site Plan for The Cooperative for property located at 1581 Mill

Creek Drive, Moab UT, 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco announced a special meeting on October 16, due to planned staff absences on October 9 for a planning conference. Community Development Director Shurtleff stated the trail plan and the water shortage plan are proposed to be discussed.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:51 p.m.

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