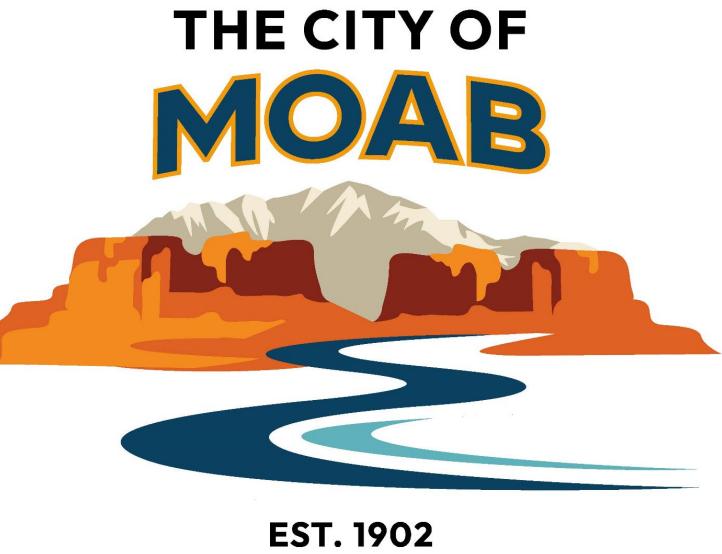


Planning Commission



DECEMBER 11, 2025

Amasa Apartments DA

Location: 57 West Kane Creek, Moab, Utah 84532

Property Owner: Amasa Holdings LLC

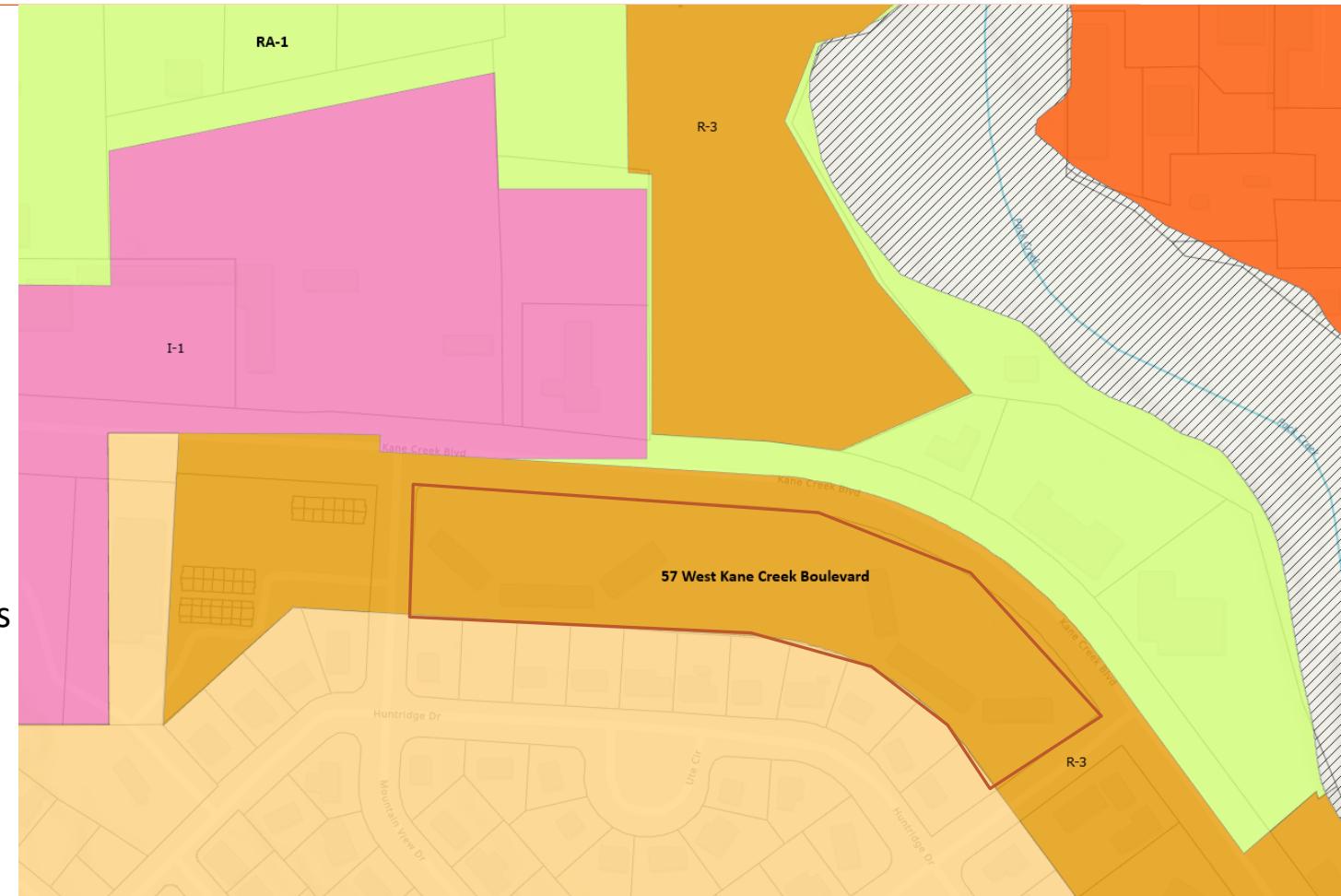
Parcel #: 01-0001-0200

Zone: R-3 Multi-Household Residential

Applicant: Amanda Dillion

Proposed Use: Residential Multi-Household Apartments

Units: 88+



Background

- Amasa Holdings LLC wishes to enter into a Development Agreement with the City of Moab
- Agreement drafting started in August 2025
- The project is currently working with the Development Review Team for their Preliminary Plan and Plat, and Final Phase 1 Plan and Plat
- LIHTC funding has been awarded for Phases 1 and 2 of the project

City Concessions

- Reduction of 5 feet from the 15-foot front setback of the R-3 zone,
- Alteration to parking calculation to allow 1 parking space per unit in phase 3, regardless of the number of bedrooms
- Waiver of AEH requirement for the R-3 Zone in exchange for LIHTC affordability requirements
- Custom process for plan and plat approvals based on the Master Planned Development process

City Benefits

Phase 1 - 50 Units

Units	Type	Rent Limits
1	2 bedroom, 1 bathroom unit	50% of AMI
1	3 bedroom, 1 bathroom unit	50% of AMI
8	4 bedroom, 2 bathroom units	50% of AMI
20	2 bedroom, 1 bathroom units	45% of AMI
7	3 bedroom, 1 bathroom units	45% of AMI
3	4 bedroom, 2 bathroom units	45% of AMI
1	2 bedroom, 1 bathroom unit	39% of AMI
3	3 bedroom, 1 bathroom units	39% of AMI
1	4 bedroom, 2 bathroom unit	39% of AMI
5	2 bedroom, 1 bathroom units	25% of AMI

Phase 2 – 38 Units

- Federal Low-Income Housing Tax Credits for 8 units of new construction affordable housing and 30 units of rehabilitated affordable housing, all which will be required to be affordable at or below 50% AMI.

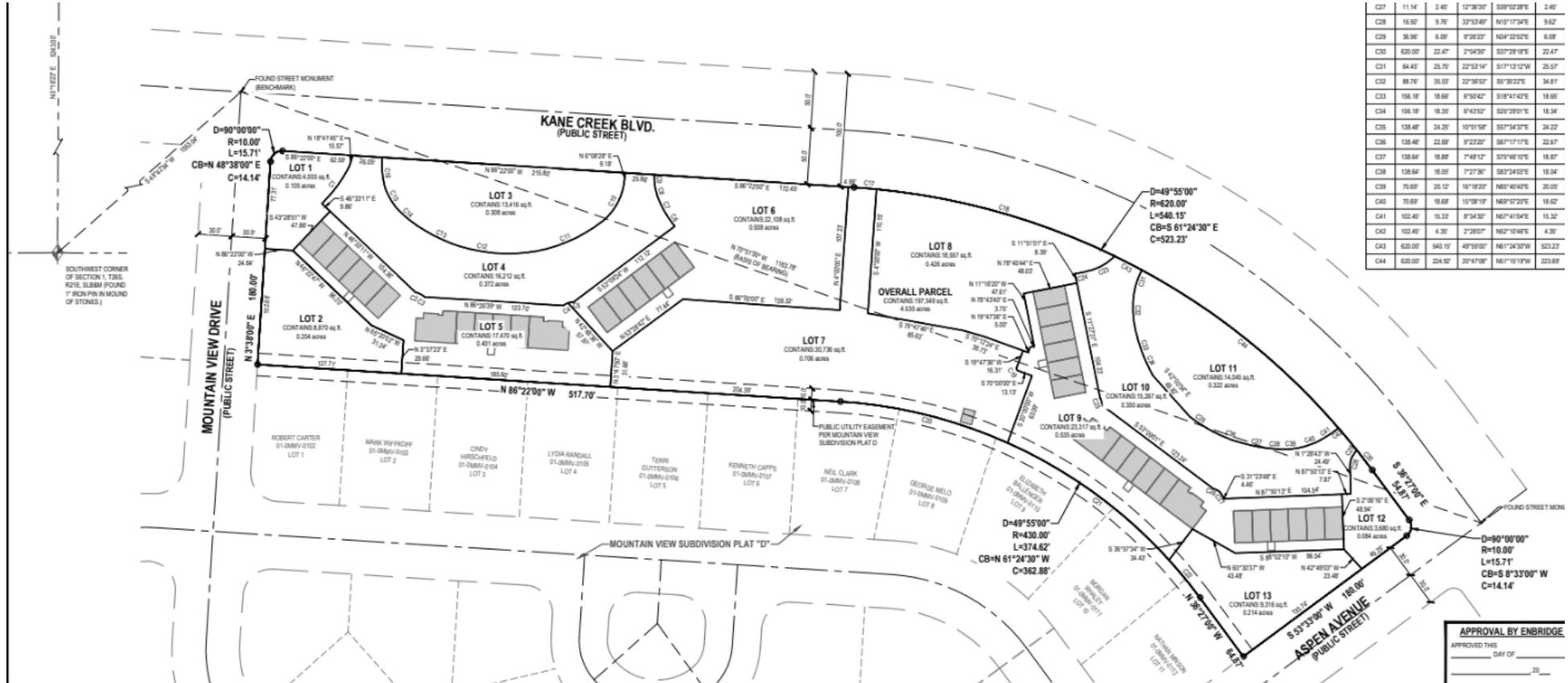
Phase 3

- Up to 12 condominium units with no AMI rent limits or Active Employment restrictions

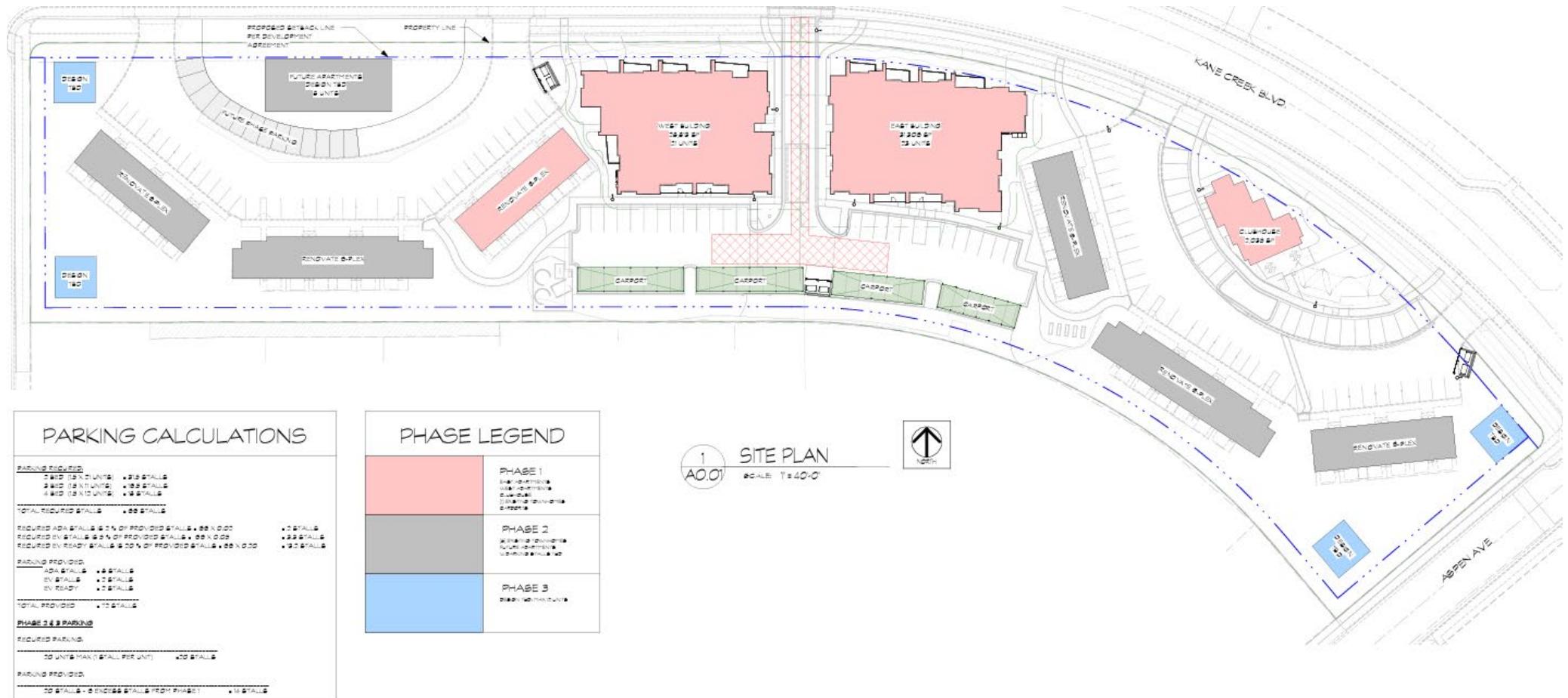
Process

- Approvals
 - Preliminary Plan and Plat will be approved by the Planning Commission after a public hearing
 - Final Plan and Plats for each phase will be approved administratively
- Development Agreements
 - The DA approved today will entitle the whole Project and function as the DA for Phase 1
 - After final Plat approval of phases 2 and 3, when those parcels are sold, subsequent specific phase DAs will be agreed upon

Conceptual Plat



Conceptual Plan



Sustainability

- Project will follow Enterprise Green Communities 2020 Requirements and Energy Star Multifamily New Construction Requirements

Analysis

- The reduction in parking and setbacks allows the Developer to fit the proposed amount of units on site.
 - Approx. 99 allowed on site given R-3 density
- The rent limits imposed by the LIHTC agreement may have a similar effect to the AEH requirements required in the R-3 zone in creating housing for Grand County residents.
 - According to the 2023 Affordable Housing Plan 500 new units will be needed for those making 55% AMI or below by 2030 and 1,159 will be needed by 2040.
- The complexity of the site and product proposed in this Project necessitates the formation of a custom process that balances public engagement with administrative approvals for expedited development.

Motion Options

Positive Motion: I Motion to forward a positive recommendation of the approval of the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah

Negative Motion: I Motion to forward a negative recommendation of the approval of the Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Holdings LLC and the City of Moab, Utah