

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
December 11, 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=cG7RdvLrmOE. Commission Chair Kya Marienfeld called the meeting to order at 6:07 p.m. Commission Members Jill Tatton, Carolyn Conant and Shalee Bryant attended. Commission Member Miles Loftin attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Strategic Initiatives and Sustainability Director Alexi Lamm and one member of the public also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Conant made a correction to the draft December 1 Special Meeting minutes regarding to the action item considering the water shortage action plan. She pointed out the seconding of the motion and the voting results were missing. She also brought up notes regarding the land use code update discussion item, asking if the verbiage accurately reflected Community Development Director Shurtleff's characterization of progress made by consultants on the first draft. Commission Chair Marienfeld agreed that the draft wording did not accurately reflect the discussion. Commission Member Conant moved to approve the draft minutes of the December 1, 2025, Special Planning Commission meeting with amendments. Commission Member Bryant seconded the motion. The motion passed unanimously.

Development Agreement for 57 West Kane Creek Boulevard—Public Hearing

Presentation: Associate Planner Blanco introduced the project for an 88-unit apartment development on Kane Creek Boulevard. The applicant, Amanda Dillon, was in attendance. Blanco stated the applicant was currently working with the City's development review team, and the draft agreement was started in August 2025. She pointed out that the project had secured Low Income Housing Tax Credits (LIHTC) for phases 1 and 2 of the project. Blanco presented the City's concessions in the development agreement, including reduction of 5 feet from the 15-foot front setback as established in the R-3 zone; reducing the parking requirement from one parking space for one-bedroom units and 1.5 spaces for all larger units to one parking space for any size unit in phase 3; waiver of the Active Employment Household (AEH) requirement for the R-3 zone in exchange for the LIHTC affordability requirements; and a custom process for plan and plat approvals that more closely match the process for a Master Planned Development. In exchange for the concessions, the development would offer phases one and two as very low-income apartments and in phase 3 up to 12 market rate condominiums. The project proposes 50 units in phase 1 and 8 units of new construction and 30 units of rehabilitated affordable housing in phase 2. Blanco then proposed a process for approvals and development agreements, and she shared the conceptual plan for new buildings and rehabilitation of the existing large apartment complex in a phased approach. She explained the low-income affordability requirements would be in effect for 50 years. Sustainability measures were presented by Blanco, including Enterprise Green Communities 2020 Requirements and Energy Star Multifamily requirements. Blanco concluded with an analysis of the project.

Disclosures: Commission Member Loftin recused himself from the discussion and vote due to a conflict of interest regarding his company potentially doing business with the developer. Commission Chair Marienfeld announced that she and Commission Member Bryant acknowledged an unrelated relationship without a conflict of interest with the Moab Area Community Land Trust, which they are affiliated with, and the developer, GIV group. Marienfeld clarified that she and Bryant have no financial stake in any of the proceedings.

Applicant Comment: Applicant Amanda Dillon thanked staff for all their work on the project. She explained the mission of the developers. She described outreach to existing occupants with a mostly positive reception and shared positive feedback about removing the water-intensive lawn with development of new buildings. She said there would be a new playground and a leasing office on site. She said a large solar array would help the development meet its net zero energy goals and pointed out other amenities including electric vehicle charging stations. She described community partners including Seekhaven, the multicultural center and the housing authority. Marienfeld said she had a positive impression of neighborhood reception of the project.

Public Hearing: Commission Chair Marienfeld opened a public hearing at 6:32 p.m. to consider a Development Agreement for 57 West Kane Creek Boulevard. Commission Member Bryant expressed enthusiasm for the affordable housing project. She asked about the parking reduction request and noted a single car occupancy is unlikely. Dillon explained a tentative plan to engage a lottery system for parking spaces. She said the very lowest income units were intended to accommodate formerly unhoused persons. Discussion ensued regarding unhoused Moab residents who own automobiles. Dillon also explained the existing layout of buildings on the property was inefficient regarding parking. Blanco clarified it is only the phase 3 condominiums that are requesting a single space per unit. Visitor parking was brought up. Marienfeld said she had gathered feedback from neighbors about the desire for light and vegetation buffering. Commission Member Conant asked about relocating residents during construction. Dillon stated there are four families that will be displaced during construction. She said there are two vacant units that would be rehabilitated first with an option for temporary housing, and another option is short term rental housing. Blanco and Shurtleff described the plan and plat approval process. Commission Chair Marienfeld asked for explanation of the distinctions between requirements for AEH projects and LIHTC projects and requested a copy of the presentation of the project. There were no comments and Marienfeld closed the public hearing at 6:53 p.m.

Development Agreement for 57 West Kane Creek Boulevard—Positive Recommendation

Discussion: Commission Member Loftin appreciated the explanation of the AEH-LIHTC differences.

Motion and Vote: Commission Member Tatton moved to forward a positive recommendation to the Moab City Council for 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, without modifications. Commission Member Conant seconded the motion. The motion passed 4-0 with Commission Member Loftin abstaining.

Wildland-Urban Interface (WUI)—Discussion

Strategic Initiatives and Sustainability Director Lamm presented requirements of H.B. 48, the Utah Wildland-Urban Interface (WUI) as a tool to mitigate wildfire risks. She explained various impacts of H.B. 48, including responsibilities for the Utah Division of Natural Resources, individual counties, municipalities and residents. She noted fees and costs and highlighted the City's role. She spoke about regulations for new construction and defensible space for existing structures, as well as hazard and vulnerability related to properties. She said the language of the proposed City regulation is prescribed by the state, and she covered the new rules. Discussion ensued regarding the interface between the City's landscaping ordinance and the new WUI regulations. Lamm spoke about the levels of risk as prescribed by the state, and the City's responsibility to designate properties as risky. She introduced the state-generated map that had ratings that are inconsistent with local conditions, such as waterways and low-vegetation foothills. She also showed the map locally prepared that showed preliminary WUI areas in waterways. She said the City would identify properties that may be considered as part of the WUI area. Shurtleff and Lamm said the staff recommendation is to adopt a WUI map with no properties identified for the state code, while simultaneously developing a municipal code that provides different levels of preparedness for properties that are in the City. Marienfeld stated that a robust public information campaign would be imperative due to the impact of the map on property assessments. Shurtleff stated that adopting the new local map would be an onerous process. He compared it to the flood plain process underway. Commission Member Loftin expressed his interest in clarifying local risk areas that conflict with the state-produced map. Shurtleff explained how future developments in the City would be subject to compliance standards as a part of the subdivision or development process. Commission Member Conant asked about the 10-year fire history, and the effectiveness of defensible or buffered space as a fire deterrent was briefly discussed. Marienfeld reiterated her interest in adopting the staff recommendation. The timeline for the process was discussed. Setbacks, construction standards, property rights and WUI ratings were discussed. Conant encouraged staff to continue to work to bring action opportunities to the Commission. Shurtleff mentioned work being done on the fire fuels reduction system and property owner resistance to removal of vegetation. Commission Member Loftin said fire concern in the riparian area was a major apprehension of constituents and was interested to hear that there may be an education lapse with residents who will not participate in the local fire fuels mitigation project. He stated his support for documentation that will demonstrate fire risk on properties, with the ability to tie it to future development regulations. Lamm highlighted next steps for the process.

Land Use Code Update—Discussion

Community Development Director Shurtleff introduced a discussion about land use and standards, including distribution into zoning districts. He described current conditions of various zones and intended uses. He said he wanted the Commission to look deeper into established uses, as well as areas where the definitions are very specific, very vague or obsolete. Shurtleff displayed a spreadsheet that included examples of permitted zoning uses, new uses and problematic definitions. He said the framework developed by the consultants created a backbone for land use standards. He mentioned distinct types of uses including industrial and residential. He stated his interest in developing a code that is based on images and matrices, as opposed to a narrative code style. Shurtleff explained that another topic for discussion involves definitions for various business types. He cited overnight accommodations and outfitters as examples of definitions that require a more nuanced approach and cited a small bicycle rental and repair shop as a low-impact business when compared to a large river outfitter. Commission Member Bryant suggested a section of the code that could be used for as-yet-undefined uses. Commission Chair Marienfeld suggested an exercise to review all existing business licenses to ensure that existing businesses fit into an established category. Commission Member Conant brought up working with other gateway and resort communities to find useful definitions. Distinct levels of outfitters were discussed. Camp parks were discussed, along with multi-faceted business enterprises. Upcoming steps were mentioned.

2026 Planning Commission Meeting Schedule—Approved

Community Development Director Shurtleff recommended moving the proposed regular meeting from January 22 to January 29. Discussion regarding cancelling the January 8 meeting ensued. Commission Member Tatton brought up a conflict on May 28 and the proposed March meeting dates. Commission Chair Marienfeld moved to approve the 2026 Planning Commission Meeting Schedule, amending the schedule to include a regular meeting on January 29 and to cancel the regular meeting proposed for January 22. Commission Member Bryant seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco announced an annexation proposal, an update for the WUI, a possible planning commission appointment, and code updates for consideration.

Adjournment: Commission Member Loftin was congratulated on his election to City Council and was thanked for his service on Planning Commission. Commission Chair Marienfeld adjourned the meeting at 8:21 p.m.