

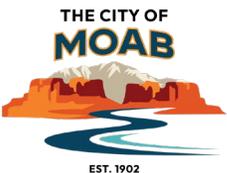
THE CITY OF
MOAB



EST. 1902

City Council

FEBRUARY 24, 2026



Amasa Apartments Phase 1 DA

Location: 57 West Kane Creek, Moab, Utah 84532

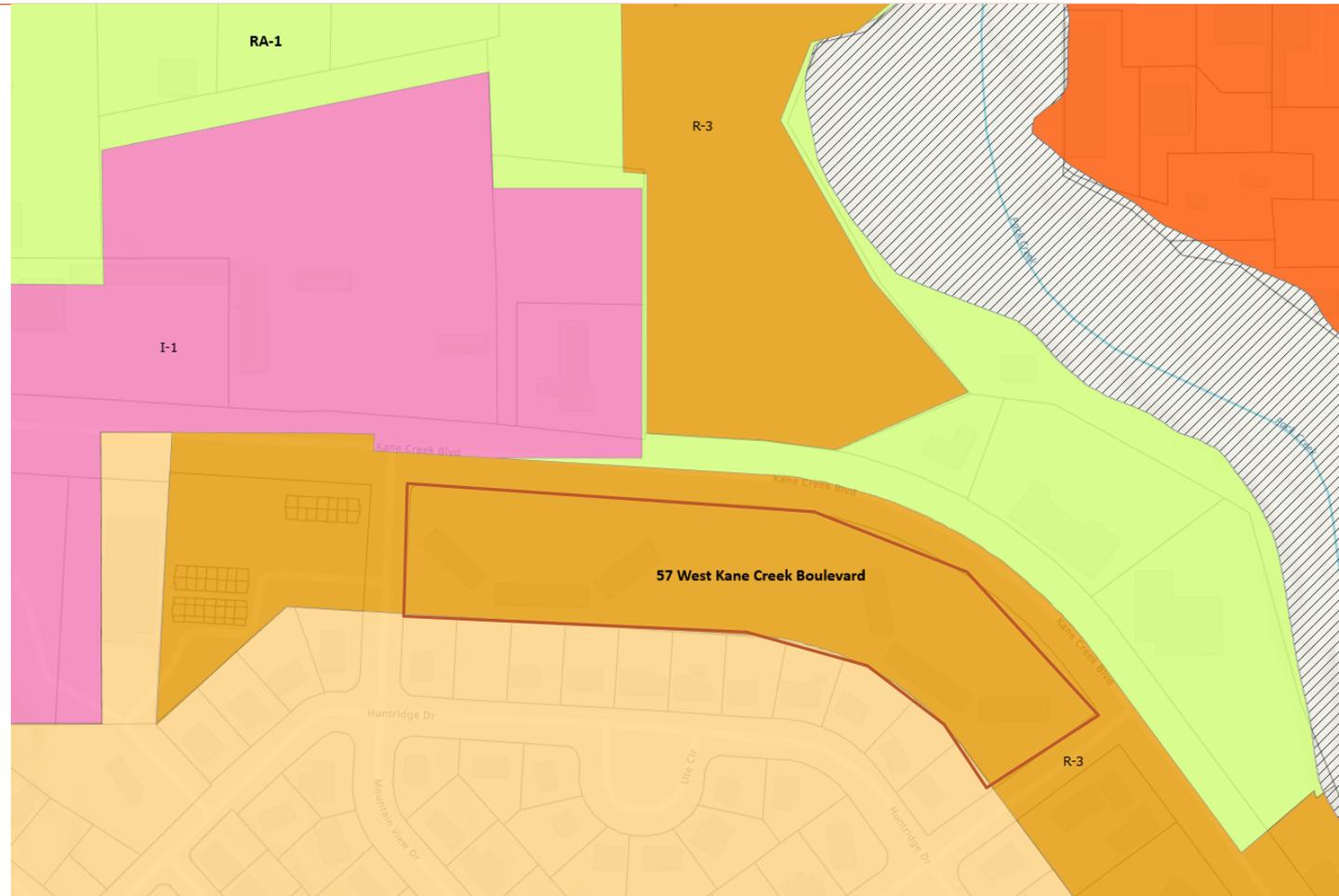
Parcel #: 01-0001-0200

Zone: R-3 Multi-Household Residential

Applicant: Amasa Apartments LLC

Proposed Use: Residential Multi-Household Apartments

Units: 50



Background

- Original Omnibus DA approved by City Council on January 27th
 - Each phase of the Project may negotiate a subsequent DA – Phase 2 and 3 DAs to come
 - Lots from that phase will be pulled from the omnibus DA when phase-specific DA and Final Plat of the phase are recorded
 - Planning Commission forwarded a positive recommendation on February 12th
 - Preliminary and Final Plans and Plats have been approved

City Concessions

- Front yard setbacks for the Project to be ten (10) feet
- Waiver of the Active Employment Household requirement of the R-3 Multi-household Residential Zone
- The Project is subject to a custom approval process outlined in sections 3.4.1-3.4.5 in the Omnibus DA
- The total number of parking stalls for the Omnibus Project shall be determined based on the following requirements: one (1) stall per one bedroom unit and 1.5 stalls per two bedroom+ unit on Phase 1 and Phase 2 and one (1) stall per unit on Phase 3

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

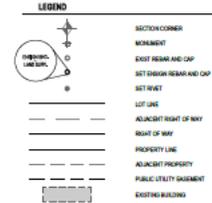
Analysis

- A subsequent DA for each phase was outlined in the approved omnibus DA at the request of Applicant's investors
- Differences in the two DAs include but are not limited to;
 - Different party names
 - Custom process section has been moved to recitals Phase 1 Plan and Plat are approved under omnibus DA
 - Section added to remove the Phase 1 lots from the omnibus DA
 - Language added to ensure common spaces are accessible between phases, and the project phases remain tied to each other

Housing Analysis

- According to projections in the 2023 Affordable Housing Plan 500 new units will be needed for those making 55% AMI or below by 2030 and 1,159 units will be needed by 2040
- If all vested units serving the under 55% AMI population in the City's Pipeline develop, we will have 194 units
 - This leaves 306 to be picked up by the County or City in the next 4 years

Final Approved Plat



NOTE: ALL AREAS SHOWN ON THE PLAT NOT DIMENSIONED AS BY BUILDING, ROAD, OR PARKING AREAS SHALL BE COMMON AREAS SUBJECT TO PUBLIC UTILITY EASEMENTS.

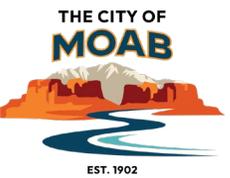
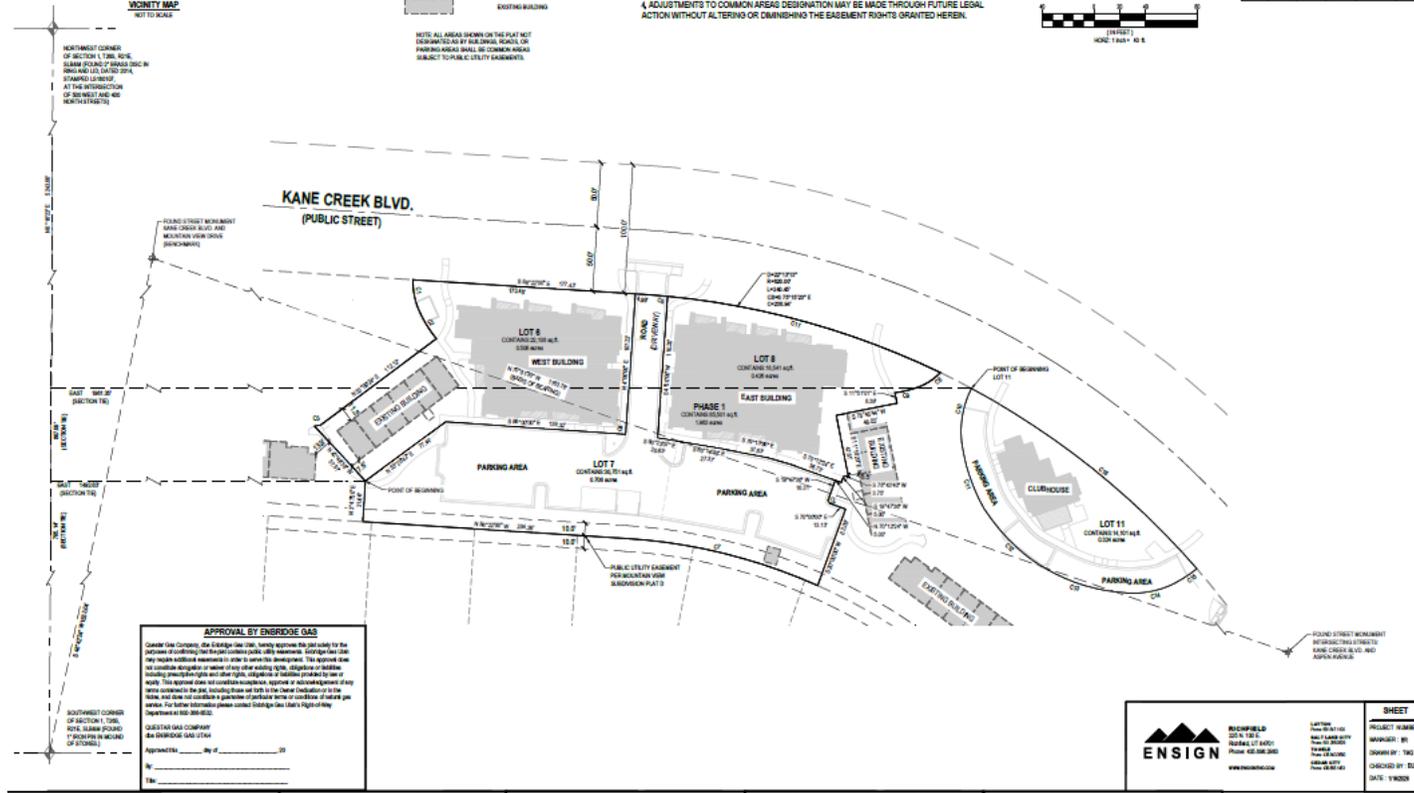
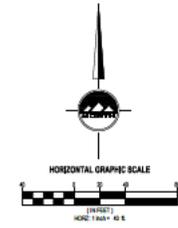
AMASA APARTMENTS TOWNHOME PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T. 26 S., R. 21 E., S.L.B. & M.
MOAB CITY, GRAND COUNTY, UTAH
2026

BLANKET UTILITY ACCESS & COMMON AREA EASEMENT NOTES FOR ALL LOTS:

1. THE OWNERS DO HEREBY DEDICATE ALL COMMON AREAS AS A BLANKET PUBLIC UTILITY EASEMENT (PUE) FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND INSPECTION OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, COMMUNICATIONS, PUBLIC WATER, PUBLIC SEWER MAINS, STORM DRAINAGE, AND ASSOCIATED APPURTENANCES, AS REQUIRED BY AUTHORIZED UTILITY PROVIDERS. THIS BLANKET PUBLIC UTILITY EASEMENT DOES NOT APPLY TO PRIVATE SERVICE LATERALS LOCATED ENTIRELY WITHIN INDIVIDUAL BUILDING FOOTPRINTS, EXCEPT WHERE SUCH FACILITIES ARE EXPRESSLY LOCATED WITHIN A DEDICATED UTILITY EASEMENT SHOWN ON THIS PLAT OR REQUIRED BY THE SERVING UTILITY.
2. ALL TENANTS AND OWNERS HAVE ACCESS ACROSS PARCELS IN THE COMMON AREAS.
3. COMMON AREAS MAY BE IMPROVED OR FENCED IN THE FUTURE, PROVIDED THAT SUCH IMPROVEMENTS DO NOT ENCROACH ON ANY PUBLIC UTILITY EASEMENT.
4. ADJUSTMENTS TO COMMON AREAS DESIGNATION MAY BE MADE THROUGH FUTURE LEGAL ACTION WITHOUT ALTERING OR DIMINISHING THE EASEMENT RIGHTS GRANTED HEREIN.

CURVE TABLE				
CURVE	BEARING	LENGTH	DELTA	CHORD
C1	S41°00'00"W	22.940'	39°00'00"	22.940'
C2	S45°00'00"W	27.940'	45°00'00"	27.940'
C3	S50°00'00"W	32.940'	51°00'00"	32.940'
C4	S55°00'00"W	37.940'	57°00'00"	37.940'
C5	S60°00'00"W	42.940'	63°00'00"	42.940'
C6	S65°00'00"W	47.940'	69°00'00"	47.940'
C7	S70°00'00"W	52.940'	75°00'00"	52.940'
C8	S75°00'00"W	57.940'	81°00'00"	57.940'
C9	S80°00'00"W	62.940'	87°00'00"	62.940'
C10	S85°00'00"W	67.940'	93°00'00"	67.940'
C11	S90°00'00"W	72.940'	99°00'00"	72.940'
C12	S95°00'00"W	77.940'	105°00'00"	77.940'
C13	S100°00'00"W	82.940'	111°00'00"	82.940'
C14	S105°00'00"W	87.940'	117°00'00"	87.940'
C15	S110°00'00"W	92.940'	123°00'00"	92.940'
C16	S115°00'00"W	97.940'	129°00'00"	97.940'
C17	S120°00'00"W	102.940'	135°00'00"	102.940'



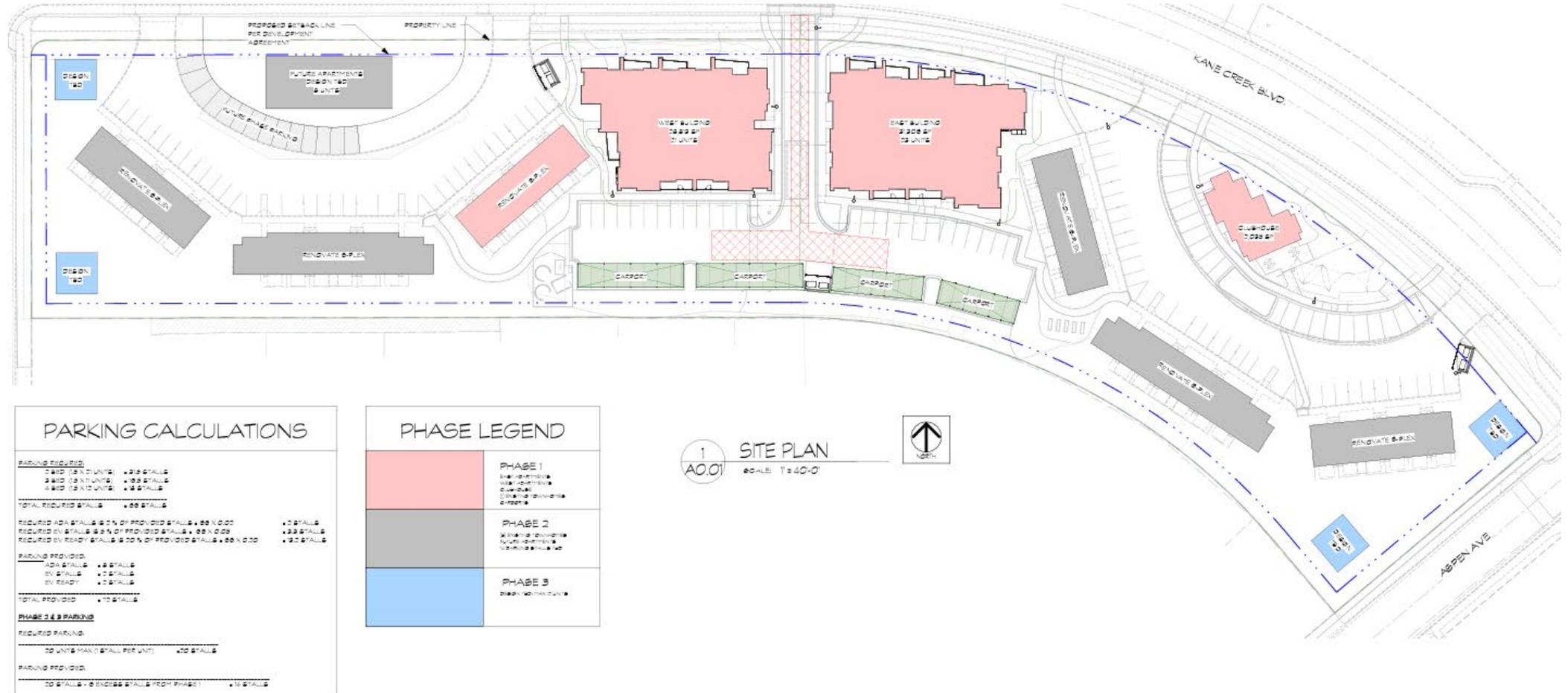
RICHPFIELD
224 N. 100 E.
MOAB, UT 84240
Phone: 435.636.3943
www.ensign.com

Lottery
Form 67-11-100
MAY 14, 2025
Phone: 435.636.3943
www.ensign.com

SHEET 1 OF 1
PROJECT NUMBER: 1835
DRAWN BY: BT
CHECKED BY: BCD
DATE: 7/20/25

APPROVAL BY MOAB CITY PUBLIC WORKS APPROVAL BY MOAB CITY ATTORNEY APPROVAL BY MOAB CITY ENGINEER APPROVAL BY MOAB CITY PLANNING COMMISSION APPROVAL BY MOAB CITY PLANNING COORDINATOR GRAND COUNTY RECORDER

Approved Preliminary Plan



Motion Options

Positive Motion: I Motion to approve the Phase 1 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Apartments LLC and the City of Moab, Utah with the following

Negative Motion: I Motion to deny approval of the Phase 1 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Apartments LLC and the City of Moab, Utah