

MOAB CITY PLANNING COMMISSION MINUTES

REGULAR MEETING

February 26, 2026

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=cEHcaXuhasw. Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Shalee Bryant, Carolyn Conant and Steve McClure attended in person and Jill Tatton attended via electronic means. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, Building Official Barry Ellison, City Council Liaison Miles Loftin and members of the public also attended.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Bryant moved to approve the draft minutes of the February 12, 2026, Regular Planning Commission meeting. Commission Member McClure seconded the motion. The motion passed unanimously.

Off-Site Parking Special Exception Request—Approved

Presentation and Discussion: Associate Planner Blanco presented an application from Red Rock Flats 2 for an off-site parking special exception request, for property at 1410 South Highway 191, Moab, Utah 84532. She said the application was submitted on February 19 and noted the project is under review by the staff development review team (DRT). She added that the Red Rock Flats phase 1 buildings are near completion. She explained that Red Rock Flats 2 requested an agreement to provide eight parking spaces on the neighboring property, Red Rock Flats phase 1. She explained phase 1 had excess parking spaces. Blanco added that a letter of intent exists that explains the future combination of the two parcels. Commission Member Bryant brought up her concern that potential future owners of the property might want to pursue the original intention of providing an eating establishment on site, which requires more parking. The applicant's architect, Ryan Naylor, explained all approved plans would be tied to the property in perpetuity. Commission Member McClure asked about visitor parking spaces. The architect explained that visitor parking is not addressed by the ordinance. Commission Chair Marienfeld acknowledged the plans account for ample parking as required by code and added that she feels the current proposal will accommodate the project. Community Development Director Shurtleff reiterated that the request is for off-site parking because the two phases of the Red Rock Flats are currently separate properties and are intended to be joined into a single property at a future date. He added that future discussions of the land use code update might consider parking requirements. Commission Members Conant and Tatton concurred that the request was reasonable.

Motion and Vote: Commission Member Bryant moved to approve **Planning Resolution 07-2026**, a planning resolution approving the off-site parking special exception request for property located at 1410 South Highway 191, Moab, Utah 84532; with the following conditions: 1. Moab City Attorney approval of Off-Site Parking Agreement 2. Off-Site Parking Agreement recorded with the County Recorder. Commission Member Conant seconded the motion. The motion passed unanimously.

Screening Special Exception Request—Approved

Presentation and Discussion: Associate Planner Blanco presented **Planning Resolution 08-2026**, a planning resolution approving the screening special exception request, for property at 1410 South Highway 191, Moab, Utah 84532. The request was proposed in response to a request for a modified landscape plan. Commission Chair Marienfeld expressed a positive impression of the quick response to alter the western boundary of the property. Staff analysis presented by Blanco explained a 4-foot fence was proposed with code compliant plantings and compliance with the buffer depth. Marienfeld expressed satisfaction that the proposal would mitigate concerns of headlight trespass from the parking area to a neighboring property.

Motion and Vote: Commission Member Bryant moved to approve **Planning Resolution 08-2026**, a planning resolution approving the following buffering and screening special exception request, for property located at 1410 South Highway 191, Moab, Utah 84532; 1. western boundary: partial exception to screening allowing a 4-foot opaque fence along the length of the parking lot. Commission Member McClure seconded the

motion. The motion passed unanimously.

Land Use Code Update—Discussion

Associate Planner Blanco reviewed the responses to a homework assignment for commission members regarding definitions and categories of uses in the existing code. Topics discussed included caretaker accommodations for commercial properties, bunkhouses and boarding houses, group living and live/work accommodations, townhomes, mobile home parks, manufactured homes, civic spaces, professional offices, universities and schools, kennels and animal shelters, stables, agriculture, campgrounds and RV parks, indoor gun ranges, occupancy and parking considerations, golf and pickleball, ropes courses and ziplines, eating establishment size thresholds and use parameters, and food and beverage food vendors. Next steps were discussed.

Future Agenda Items:

Associate Planner Blanco stated there were no imminent projects for approvals. Community Development Director Shurtleff suggested discussion topics for the next land use code update discussion, including consideration of community character and antiquated or arbitrary definitions. Blanco spoke about an upcoming presentation of the housing task force 2026 goals.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:33 p.m.