

MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
June 11, 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=tEjEQiquUro&t=21s. Commission Chair Kya Marienfeld called the meeting to order at 6:04 p.m. Commission Members Shalee Holland and Jill Tatton attended. Holland attended via electronic means. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, and Planning Technician Kelsi Garcia.

Citizens to be Heard: None.

Approval of Minutes: Commission Member Tatton moved to approve the draft minutes of the May 14, 2026, regular Planning Commission meeting. Commission Member Holland seconded the motion. The motion passed unanimously.

Public Hearing regarding amendment to Neighborhood Commercial Zone:

Commission Chair Marienfeld opened a public hearing at 6:10 p.m. regarding amending the Neighborhood Commercial Zone to include medical clinic as a permitted use. The applicant requesting the zone amendment represented New Hope Pregnancy Center located at 205 South 400 East. Community Development Director Shurtleff explained that medical clinic, as described in zoning definitions, was unintentionally omitted from the C-5 neighborhood commercial zone. He recommended a positive recommendation to City Council for the zoning amendment. Commission Chair Marienfeld stated her interest in consistency across all suitable zones. Commission Member Holland stated that, despite the pause in most requests during the code revision process, she found it acceptable to consider this request due to the unintentional omission from the existing C-5 zone. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:16 p.m.

Amendment to Neighborhood Commercial Zone—Positive Recommendation to Council

Motion and Vote: Commission Member Tatton moved to approve a positive recommendation to the Moab City Council for **Ordinance 2026-11**, an ordinance amending Moab Municipal Code, Title 17, Chapter 17.30 Neighborhood Commercial Zone, Section 17.30.020 permitted uses and regulations, to include medical clinic as a permitted use. Commission Member Holland seconded the motion. The motion passed unanimously.

Buffering and Screening Special Exception Request—Approved

Presentation and Discussion: Associate Planner Blanco presented a request for a special exception regarding buffering and screening for the 240-unit Henry Shaw Hotel located at 836 and 840 South Main Street. She said the hotel was vested prior to the overnight accommodation moratorium that went into effect in 2019. Blanco, along with the applicants, explained the grade difference between the hotel site and the neighboring residential property was 40 feet, so an exception to the buffering rule was requested due to the existing topography. The applicants explained the site plan included a 10-foot concrete retaining wall and an additional four-foot non-opaque safety rail would be constructed atop the retaining wall. It was explained that the criteria for exceptions included proximity to a residential area, sight lines, noise levels, and the physical characteristics of the site.

Motion and Vote: Commission Member Holland moved to approve **Planning Resolution 11-2026**, a planning resolution approving the buffering and screening special exception request, for property at 836 and 840 South Main Street, Moab, Utah 84532. Commission Member Tatton seconded the motion. The motion passed unanimously.

Planning Commission Bylaws Amendments—Approved

Presentation and Discussion: Associate Planner Blanco briefly presented draft Planning Commission Bylaws amendments for approval. She stated that, in addition to changes previously discussed by the Planning Commission, she had edited the section regarding electronic meetings.

Motion and Vote: Commission Member Holland moved to approve **Planning Resolution No. 09-2026**,

a resolution amending the City of Moab Planning Commission Bylaws to update section 3.4 attendance, add section 3.5 removal from service, add section 3.6 procedure for filling vacancies, add section 3.7 procedure to appoint a planning commissioner, and update section 4.2 planning commissioner trainings. Commission Member Tatton seconded the motion. The motion passed unanimously.

Amendments to the Moab Municipal Code Section for Vendors—Discussion

Discussion ensued regarding amendments to the municipal code regarding mobile vendors including food trucks. Parking requirements and rules for individual vendors and for vendor courts were discussed. Triggers for additional buffering and fencing were discussed, as well as times of day for customer hours and for quiet operations. Community Development Director Shurtleff mentioned zone considerations with residential impacts, as well as nuisance enforcement. Commission Chair Marienfeld spoke about the proposed parking requirements and the potential for walkable sites. Associate Planner Blanco pointed out the desire for flexibility with startup businesses along with considering fairness to brick-and-mortar establishments. Commission Member Holland mentioned the limitations on vendor trucks if the space requirements are as large as proposed. Community Development Director Shurtleff suggested a field trip to observe current conditions.

Future Agenda Items:

Community Development Director Shurtleff stated a new Planner would be joining the staff and he would take more of an observational role in Planning Commission meetings, with a priority on finishing code revisions within the year. Associate Planner Blanco said the next meeting would continue the code revision process.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 7:32 p.m.