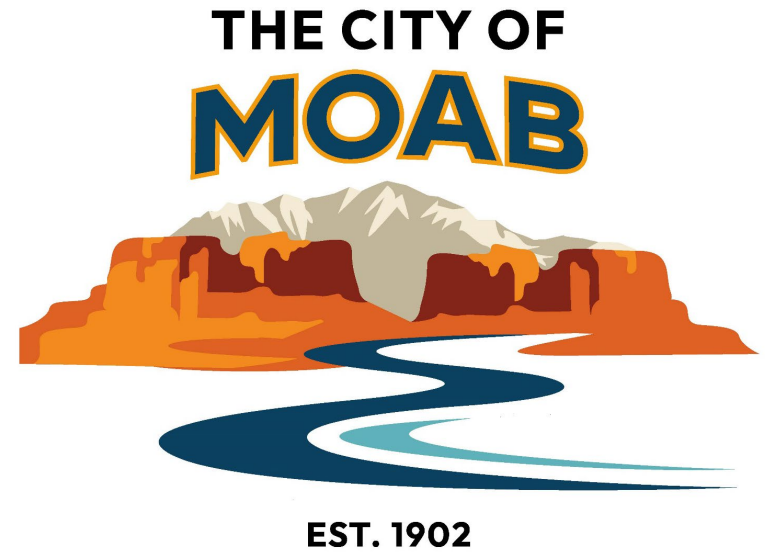


City Council



SEPTEMBER 8TH, 2026

Amasa Apartments Phase 2 DA

Location: 57 West Kane Creek, Moab,
Utah 84532

Property Owner: Amasa Holdings LLC

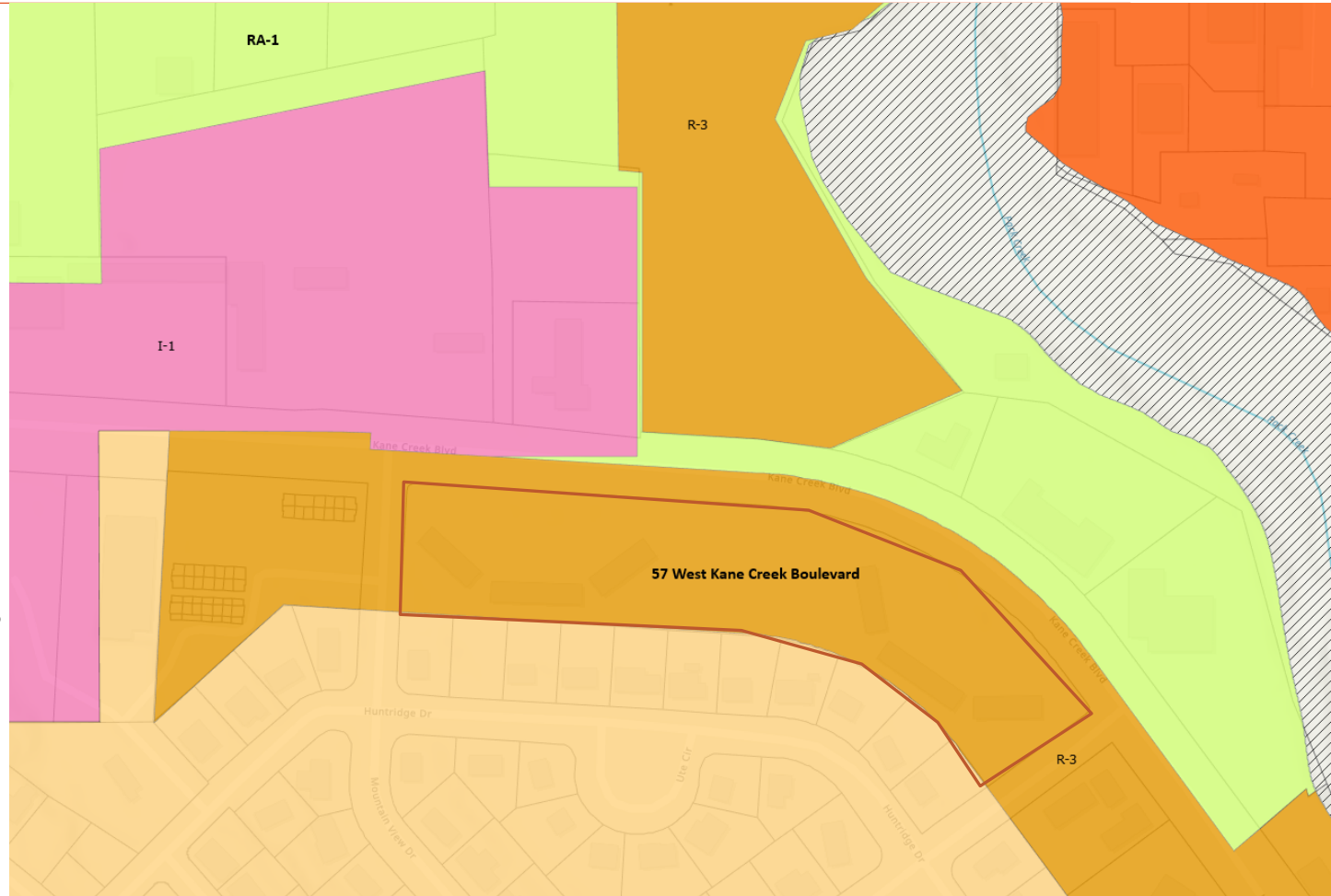
Parcel #: 01-0001-0200

Zone: R-3 Multi-Household Residential

Applicant: Amasa Apartments LLC

Proposed Use: Residential Multi-Household Apartments

Units: 38



Background

- Original Global DA approved by City Council on January 27th
 - Each phase of the Project may negotiate a subsequent DA
 - Lots from that phase will be pulled from the Global DA when phase specific DA and Final Plat of the phase are recorded
 - Phase 1 DA approved by City Council on February 24th, 2026
- Planning Commission forwarded a **Positive** motion for the Amasa Apartments Phase 2 DA on August 27th, 2026

City Concessions

- Reduction of 5 feet from the 10-foot front setback of the Omnibus DA
- Waiver of AEH requirement for the R-3 Zone in exchange for LIHTC affordability requirements

City Benefits

- 38 Units Total
 - 8 new
 - 30 rehabilitation

Unit Amount	Unit Type	AMI Rent Level
1	2-bedroom	50%
22	2-bedroom	45%
7	2-bedroom	39%
8	1-bedroom	25-50%

Analysis

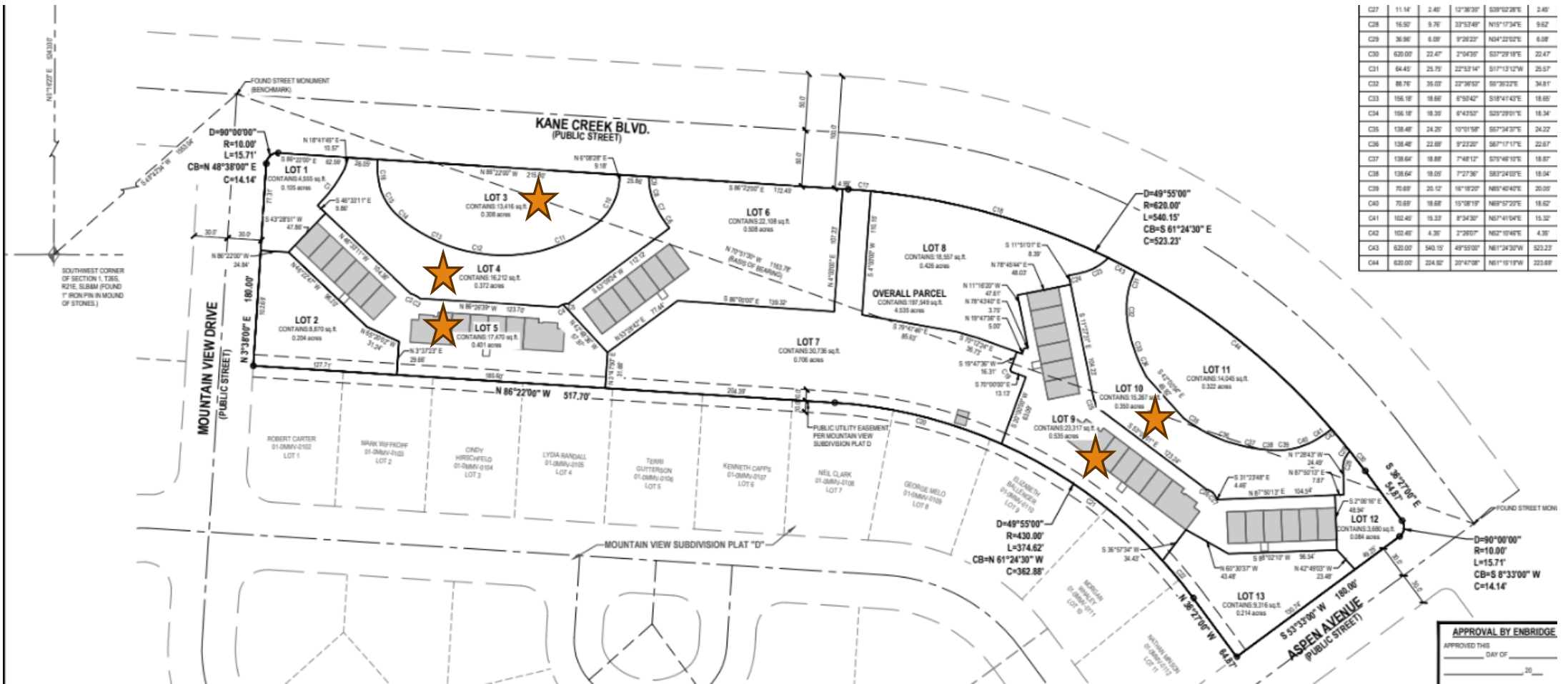
- A subsequent DA for each phase was outlined in the original DA at the request of Applicant's investors
- Differences in the two DAs include but are not limited to;
 - Different party names
 - Section added to remove the Phase 2 lots from the global DA
 - Additional reduction of 5 feet from the front setback

Process

Development Agreements

- The DA recommended today will be approved by City Council
- Phase 2 DA must be approved before the Phase 2 Site Plan can be approved and the approved Phase 2 Plat can be recorded.
- There will likely be a Phase 3 DA coming for recommendation in the future

Parcels included in Phase 2



PARKING CALCULATIONS

PARKING REQUIRED	
2 MID (15 X 10 UNITS)	• 210 STALLS
2 MID (15 X 10 UNITS)	• 210 STALLS
4 MID (15 X 10 UNITS)	• 420 STALLS
TOTAL REQUIRED STALLS	• 840 STALLS
REQUIRED ADA STALLS (2% OF PROVIDED STALLS) • 840 X .02	• 17 STALLS
REQUIRED EV STALLS (2% OF PROVIDED STALLS) • 840 X .02	• 17 STALLS
REQUIRED EV READY STALLS (2% OF PROVIDED STALLS) • 840 X .02	• 17 STALLS
PARKING PROVIDED	
ADA STALLS	• 17 STALLS
EV STALLS	• 17 STALLS
EV READY	• 17 STALLS
TOTAL PROVIDED	• 51 STALLS
PHASE 1 & 2 PARKING	
REQUIRED PARKING	

PHASE LEGEND

	PHASE 1 FUTURE APARTMENTS CLUBHOUSE RENOVATION
	PHASE 2 FUTURE APARTMENTS CLUBHOUSE RENOVATION
	PHASE 3 FUTURE APARTMENTS CLUBHOUSE RENOVATION

1 SITE PLAN
SCALE: 1" = 40'-0"

1
A0.01

NORTH

PARKING CALCULATIONS

PARKING PROVIDED:

1000 (15 FT UNITS)	100 STALLS
1000 (15 FT UNITS)	100 STALLS
1000 (15 FT UNITS)	100 STALLS

TOTAL REQUIRED STALLS = 300 STALLS

REQUIRED ADA STALLS 5.0% OF PROVIDED STALLS = 15.0000 15 STALLS
REQUIRED IN STALLS 5.0% OF PROVIDED STALLS = 15.0000 15 STALLS
REQUIRED IN READY STALLS 5.0% OF PROVIDED STALLS = 15.0000 15 STALLS

PARKING PROVIDED:

ADA STALLS	15 STALLS
IN STALLS	15 STALLS
IN READY	15 STALLS

TOTAL PROVIDED = 45 STALLS

PHASE 2 & 3 PARKING

REQUIRED PARKING:

30 UNITS MAX 1.0 STALL PER UNIT	30 STALLS
---------------------------------	-----------

PARKING PROVIDED:

30 STALLS - 6 ENDLESS STALLS FROM PHASE 1	6 STALLS
---	----------

PHASE LEGEND

	PHASE 1 1. 100% - 100% - 100% 2. 100% - 100% - 100% 3. 100% - 100% - 100% 4. 100% - 100% - 100%
	PHASE 2 1. 100% - 100% - 100% 2. 100% - 100% - 100% 3. 100% - 100% - 100% 4. 100% - 100% - 100%
	PHASE 3 1. 100% - 100% - 100% 2. 100% - 100% - 100% 3. 100% - 100% - 100% 4. 100% - 100% - 100%

1 SITE PLAN
AO.01 SCALE: 1"=40'-0"

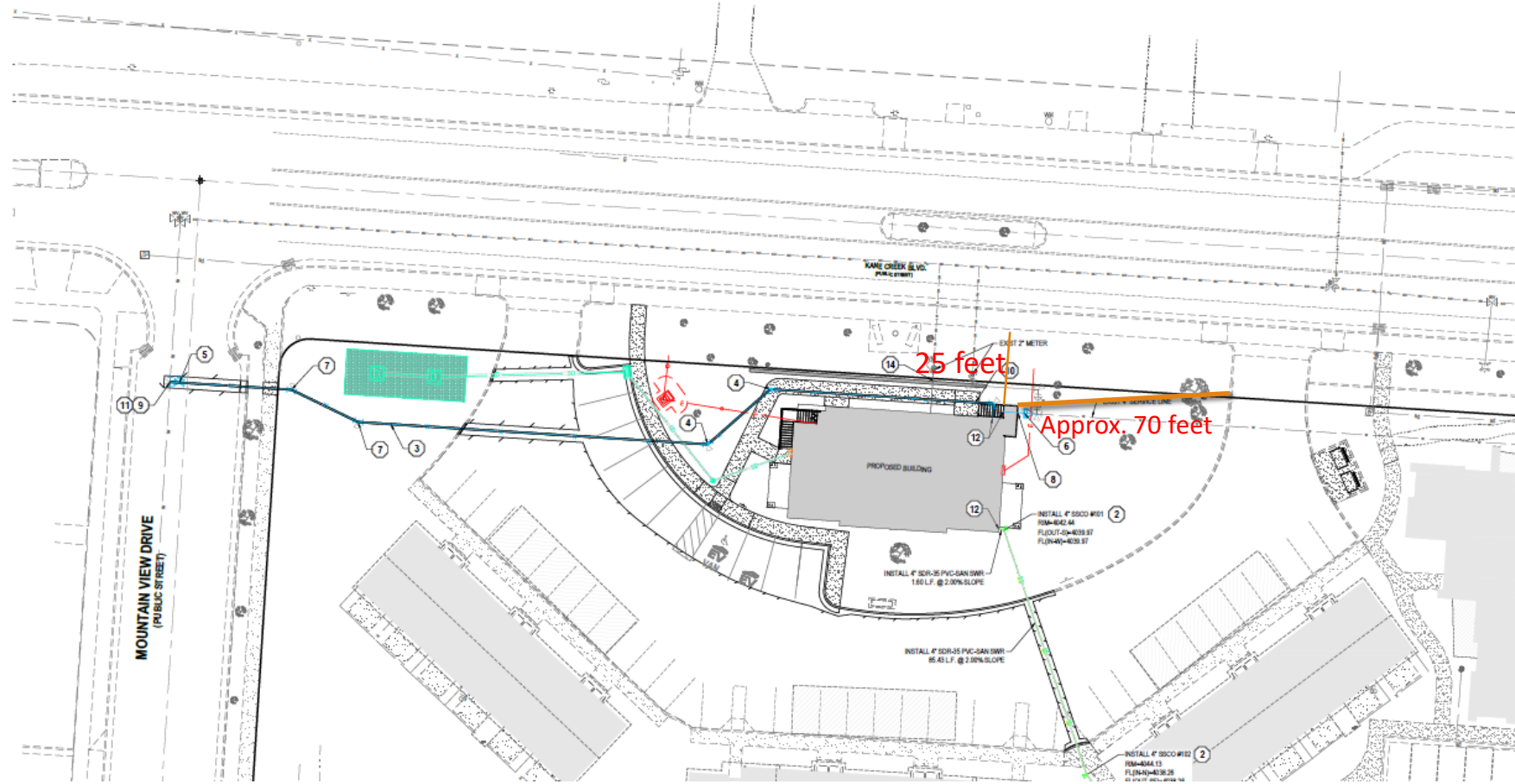


Housing Analysis

- According to the 2023 Affordable Housing Plan 260 new rental units are needed by 2030 and 606 are needed by 2040
 - This project contributes 52 units toward that goal – As well as up to 12 ownership units in Phase 3
 - If all vested rental units develop, we will have 564 rental units
- 500 new units will be needed for those making 55% AMI or below by 2030 and 1,159 will be needed by 2040.
 - Units from this project contribute 88 units
 - If all vested units serving the under 55% AMI population in the City develop, we will have 232 units.
 - This leaves 268 to be picked up by the County or City in the next 4 years.

5- Foot Setback

- Site Plan will evaluate MMC 17.09.150 Clear view of Intersecting streets “In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty-five feet from the intersection of the street lines.”



Motion Options

Positive Motion: I Motion to forward a positive recommendation of the approval of the Phase 2 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Arroyo Apartments LLC and the City of Moab, Utah

Negative Motion: I Motion to forward a negative recommendation of the approval of the Phase 2 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Arroyo Apartments LLC and the City of Moab, Utah