

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
August 27, 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=OsoeZEgyFgA. Commission Chair Kya Marienfeld called the meeting to order at 6:05 p.m. Commission Members Jill Tatton, Shalee Holland and Robin Vinson attended. Commission Member Matt Hebberd participated via electronic means. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter, City Council Liaison Miles Loftin and Planning Technician Kelsi Garcia.

Citizens to be Heard: None

Approval of Minutes: Commission Member Vinson moved to approve the draft minutes of the August 13, 2026, regular Planning Commission meeting. Commission Member Holland seconded the motion. The motion passed unanimously.

Falon Landscaping Special Exception Request—Approved

Presentation and Discussion: Junior Planner Poynter explained **Planning Resolution 14-2026**, a planning resolution approving the Falon Landscaping Special Exception Request, for property located at 1009 S Valley View Ct., Moab, Utah 84532. She said the applicant seeks to build a porch deck attached to the rear of their home. Poynter explained that, due to the site's unique shape, the front yard has less landscaping than the 70 percent requirement due to the existing paved driveway and the narrow frontage. Poynter stated staff recommends approval. Commission Member Vinson asked about the landscaping code and the removal of two non-native elm trees proposed for removal and a desert willow being planted. Vinson wanted to know if two trees could be required to replace them, and Marienfeld explained the elms were invasive volunteers, and the home was designed and built prior to the landscape ordinance, and one tree was planned. Commission Member Tatton spoke about planting trees at least 20 feet from the building and encouraged the applicant to plant another tree in the back yard. She acknowledged the front yard was the subject of the landscape exception. Commission Member Hebberd concurred.

Motion and Vote: Commission Member Holland moved to approve **Planning Resolution 14-2026**, a planning resolution approving the Falon Landscaping Special Exception Request, for property 1009 S Valley View Ct., Moab, Utah 84532 with a nonbinding request for an additional tree. Commission Member Tatton seconded the motion. Commission Chair Marienfeld recused herself from the vote because the applicant is her neighbor. The motion passed 4-0 aye with Commission Members Tatton, Hebberd, Holland and Vinson voting aye.

Development Agreement Public Hearing

Associate Planner Blanco presented the low income housing tax credit (LIHTC) development at 57 West Kane Creek Boulevard and briefly reviewed the timeline and prior approvals. She said this request entails reducing a 10-foot setback to 5 feet. She added the Active Employment Household (AEH) requirement was waived because the LIHTC income requirements were stricter. Blanco explained that the overall (omnibus) development agreement (DA) required each phase to have a DA. She stated that ownership had changed during the timeline of the project. She explained the request for changes to the setbacks to accommodate a stairway. Blanco presented a housing analysis of rental units needed to meet future needs of the community. Commission Chair Marienfeld opened a public hearing at 6:42 p.m. regarding a 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. Marienfeld stated that she had no issues with the proposal. Tatton asked about the setback exception for the stairway and why the building was not designed to be built five feet farther from the street. Poynter explained the parking lot south of the parking lot is curved and further explained the stairway would be about 10-15 feet from the sidewalk. Hebberd requested keeping the setback at 10 feet. There were no public comments and Commission Chair Marienfeld closed the public hearing at 6:47 p.m.

Phase 2 Development Agreement for 57 West Kane Creek Boulevard—Approved

Motion and Vote: Commission Member Holland moved to approve a 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 and forward to Moab City Council for consideration. Commission Member Tatton seconded the motion. Marienfeld acknowledged that she and Commission Member Holland both serve on the board of the Moab Community Land Trust, which has no financial stake in the project, but which is doing business with the applicant on a separate project at Arroyo Crossing. More discussion ensued regarding the setback reduction request. The motion passed unanimously.

Future Agenda Items: Blanco announced the next regular meeting on September 10 would be cancelled due to a planning conference for staff. She requested a special meeting on September 17, to be determined via email with commission members. The next regularly scheduled meeting would be September 24. She stated some urgency for a time-sensitive topic and Marienfeld suggested one meeting for the month on the 17th. Blanco reviewed potential agenda items, including sidewalk fee-in-lieu, a development agreement, signage discussion and other topics.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:59 p.m.