MOAB CITY PLANNING COMMISSION MINUTES
REGULAR MEETING
September 24, 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=Toph_qzavJw&t=1169s. Due to technical difficulties, audio is not available for the first 40 minutes of the meeting. Commission Chair Kya Marienfeld called the meeting to order at 6:08 p.m. Commission Members Shalee Holland, Robin Vinson and Matt Hebberd attended and one member of the public. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter and Planning Technician Kelsi Garcia.

Citizens to be Heard: None

Public Hearing regarding Curb and gutter exemptions for highway commercial zone:
Associate Planner Blanco explained **Planning Ordinance 2026-19**, a planning ordinance amending the text of Moab Municipal Code 12.08.061. She presented the additions and alterations within this text amendment that would clarify language, create additional avenues for applicants to exercise the exception process, and the addition of exception criteria for highway commercial properties along U.S. Highway 191. Commission Chair Marienfield and Commission Member Vinson had questions about the prompting of the text amendment. Blanco explained that the reasoning behind the text amendment was due to the influx of development along the U.S. Highway 191 South Corridor. Vinson questioned the 200 linear feet measurement being utilized to calculate the fee-in-lieu. Blanco stated that it came from the original version of the code that restricted the maximum fee-in-lieu amount to 200 LF. Marienfield questioned relevance of why Highway Commercial developments should be included within the text amendment due to the nature of the properties being along a high traffic corridor. Junior Planner Poynter explained how currently residents of the City and County are utilizing the shoulder of U.S. Highway 191 as both a walking and bike path and the dangers that pedestrians and bikers face walking along a corridor that welcomes high speeds and traffic collisions. Community Development Director Shurtleff added that the text amendment would provide an opportunity for the City to create a process in which a pedestrian-forward path is created and managed by the City. Commission Members discussed the fee-in-lieu process as it relates to payment being put into a pot to be used on future sidewalk projects. Commission Chair Marienfield opened the discussion for final thoughts from the other Commission Members. None had further questions or comments.

Commission Chair Marienfield opened a public hearing at 6:34 p.m. regarding **City of Moab Ordinance 2026-19**, proposing adoption of a Text Amendment for Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to Highway Commercial Properties. No public comments were made, and Commission Chair Marienfeld closed the public hearing at 6:35 p.m.

Curb and gutter exemptions for highway commercial zone—Positive Recommendation Motion and Vote: Commission Member Holland moved to forward a positive recommendation to City Council regarding **Ordinance 2026-19**, an ordinance amending the text of the Moab Municipal Code Section 12.08.060 to update the process by which the City grants exemptions to its requirements governing the construction of sidewalks, curbs, and gutters to highway commercial properties. Commission Member Vinson seconded the motion. The motion passed unanimously.

Public Hearing for code amendment regarding vendors:
Commission Chair Marienfeld opened a public hearing at 6:32 p.m. Associate Planner Blanco presented background on the timeline, progress and proposed changes to the vendor code. She covered proposed new definitions and described a vendor court matrix explaining proposed requirements for each zone for employee and customer parking, minimum area per vendor, buffers and fences. She stated that existing private property vendors and landowners will be considered legally non-conforming with a conformance date set for January 1,

2028. She explained some zone-specific requirements regarding accessibility, fire code, employee restrooms and health code. Blanco acknowledged current vendors were not enthusiastic about the proposed requirements. Special events, ice cream trucks, effective dates and text amendment approval criteria were discussed. Blanco presented proposed site plan requirements. Community Development Director Shurtleff mentioned definitions in the code regarding services, such as mobile pet groomers and expressed concerns about health and safety requirements. The definition of services and enclosed mobile business apparatuses were discussed. Blanco brought up new definitions for occupational licenses that include mobile service providers.
Public comment: Jason Montoya stated his business was directly impacted by the discussion. He said he was starting a mobile sauna and cold plunge business, built out of an enclosed 7 by 16 foot trailer. He stated he built it to be ADA accessible. He said it was an example of a service that he was hoping to bring to Moab. He cited races, marathons and other special events, as well as partnering with hotels and gyms. He said he had strong feelings about the direction of the ordinance. Commission Chair Marienfeld closed the public hearing at 7:29 p.m.

Code amendment regarding vendors—amended positive recommendation
Discussion: Commission Chair Marienfeld asked whether services could be categorized in the temporary private property vendor arena but not in the other category. Community Development Director Shurtleff acknowledged his staff had been considering such examples that represent a gap in the code. Size, hours of operation, parking requirements, buffering and fence requirements were discussed. The timeline for the code amendment consideration was discussed. Staff and Commission Members discussed rephrasing the recommendations to Council regarding exclusions to the definitions, eliminating services vendors and enclosed mobile businesses were discussed.
Motion and Vote: Commission Chair Marienfeld moved to forward a positive recommendation to City Council regarding **Ordinance 2026-18**, an ordinance of the Moab City Council to amend the text of certain chapters in titles 5 and 17 of the Moab Municipal Code to include additional land uses and standards controlling private properties hosting vendors and amending the business license provisions in the Moab Municipal Code regarding vendors, peddlers, solicitors, and miscellaneous merchants, with the specific direction to staff to seek out all mention of services for inclusion in the definition of all types of vendors including private property vendor, temporary private property vendor and for staff to rewrite the definition of vendor as included in the new code provisions so as not to be defined by Utah state code. Commission Member Holland seconded the motion. The motion passed unanimously.

Future Agenda Items: Associate Planner Blanco reported on future consideration of annexation policy, a student research project presentation, master plan fee schedule, a citizen planner workshop and a potential development agreement. Associate Planner Blanco announced the Community Development Director Shurtleff had been appointed to the board of the Utah chapter of the American Planning Association. Blanco and Shurtleff briefed the Commission regarding the annexation process timeline.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 8:04 p.m.