



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION

October 22, 2026

REGULAR MEETING - 6:00 PM

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJHH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJHH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

Documents:

[MIN-PC-2026-10 -08 DRAFT \(2\).PDF](#)

4. Public Hearing And Action Item

- 4.1. Public Hearing And Consideration And Possible Recommendation To City Council On Ordinance 2026-21: An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use Of Future Annexation Area Map, As Appendix C Of The City Of Moab General Plan

Documents:

[AGENDA SUMMARY CITY OF MOAB ANNEXATION POLICY PLAN 102226.PDF](#)

[EXHIBIT 1_ DRAFT ORDINANCE ADOPTED UPDATED ANNEXATION POLICY PLAN AND MAPS.PDF](#)

[EXHIBIT 2_ DRAFT ANNEXATION BOUNDARY MAP.PDF](#)

[EXHIBIT 3_ DRAFT ANTICIPATED LAND USE OF FUTURE ANNEXATION AREA.PDF](#)

[EXHIBIT 4_ DRAFT ANNEXATION POLICY PLAN 102226.PDF](#)

[EXHIBIT 5_ PUBLIC HEARING NOTICE ANNEXATION POLICY MAP AND PLAN.PDF](#)

[EXHIBIT 6_ AFFECTED ENTITY COMMENTS.PDF](#)

5. Discussion And Action Item

- 5.1. Consideration And Possible Approval Of Planning Resolution 15-2026, A Planning Resolution Approving The Cooperative 1581 Landscaping Special Exception Request, For Property 1581 Millcreek Dr., Moab, Utah 84532

Documents:

THE COOPERATIVE 1581 LANDSCAPING SPECIAL EXCEPTION REQUEST_PC AGENDA SUMMARY
102226.PDF
EXHIBIT 1_PLANNING RESOLUTION 15-2026 THE COOPERATIVE 1581 LANDSCAPING SPECIAL
EXCEPTION REQUEST_PC 102226.PDF
EXHIBIT 2_VICINITY MAP.PDF
EXHIBIT 3_COOPERATIVE_1581_FENCE_EXCEPTION_NARRATIVE.PDF

6. Future Agenda Items

7. Adjournment

Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: www.moabcity.org

**MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
October 8, 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=r_mwDfspZa8. Commission Chair Kya Marienfeld called the meeting to order at 6:03 p.m. Commission Members Shalee Holland, Robin Vinson and Matt Hebbard attended as well as several members of the public. Also in attendance were Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Junior Planner Kaytlin Poynter, Strategic Initiatives & Sustainability Director Alexi Lamm, Planning Technician Kelsi Garcia and City Manager Michael Black.

Citizens to be Heard:

Corey Foy stated he was opposed to the proposed annexation map. He said the City wanted more revenue and said residents of Spanish Valley do not need a mayor or more taxes.

Shane Firestack asserted he was against the annexation plan. He said he does not need any more services or government.

Lynn Jackson stated he has been following the annexation process. He said he had read the statute and questioned whether the proposed map reflected potential future developable land. He said that sometimes annexation was legitimate and asserted that the County was problematic due to red tape for developers. He said he was opposed to the annexation plan and noted it involved an overlap of issues.

Approval of Minutes: Commission Member Holland moved to approve the minutes of the September 17, 2026, Special Meeting and the September 24, 2026, Regular Meeting. Commission Member Vinson seconded the motion. The motion passed unanimously.

Guide for Emissions Action—Presentation and Discussion

Strategic Initiatives & Sustainability Director Lamm introduced a team of graduate students from the University of Colorado; they presented a draft guide for emissions action to help meet the City's strategic goal of reducing greenhouse gas (GHG) emissions by 2040. It was explained that, while the City has a sustainability action plan that guides strategic planning, there is no detailed plan to achieve the GHG reduction target. The students explained that Moab's emissions inventory has increased slightly since 2018, and that GHG sources measured included on-road vehicles and residential, commercial and industrial energy. They explained that farmland and off-road vehicles were not measured. The timeline and public engagement process, including stakeholder interviews, as well as peer city research, a literature review, and a feasibility analysis were all conducted along with a cost analysis for their proposed action steps. The students emphasized the proposed actions were low cost with significant emission reductions and included estimated metric tons per year of GHG reductions. Actions steps proposed included public education regarding existing energy saving programs, alternative transportation education and promotion, the Commercial Property Assessed Clean Energy (C-PACE) financing program, net-zero standards for new construction, solar powered municipal facilities, a community bike share program and a community volunteer planting program for open spaces. The students predicted a 50 percent reduction in GHG by 2032 and 80 percent by 2040. They estimated a seven percent reduction in 2027 if all the proposed actions were adopted. They said it was imperative to adopt the proposals soon to achieve the City's GHG goals.

Annexation Plan—Presentation and Discussion

Associate Planner Blanco presented the process and proposed changes to the City's annexation plan and boundary map included in proposed **Ordinance 2026-21**, an ordinance adopting an updated annexation policy plan, future annexation boundary map, and the anticipated land use of future annexation area map, as Appendix C of the City Of Moab General Plan. She explained the annexation process is usually applicant-driven and reflected state code regarding affected entities. She said sometimes annexations are initiated by the municipality for unincorporated islands and peninsulas adjacent to existing City limits. The boundary commission was described, which decides protested annexations. Blanco explained whether annexation can occur without property owner's consent and outlined the extensive process for annexation. She stated several

factors influenced an annexation request, including the City's ability to provide services, and she noted the process usually takes six months. It was explained that, on average, one property per year was annexed into the City and Community Development Director Shurtleff explained the most common reason for an applicant to seek annexation into the City involved more flexible development standards inside City limits. It was explained that annexation and services are not guaranteed to applicants, and approval of the City's future annexation boundary map will not change existing property taxes, zoning or land use rules in the unincorporated county. Blanco reviewed the timeline for the Planning Commission and City Council to consider the proposed ordinance, and she explained the importance of comments and testimony from stakeholders. Commission Member Holland stated she had asked County Commissioners for input and found none had opinions on the City's proposal.

Public Comments:

Rory Paxman raised question about whether or not Arches Special Service District was included in the list of special service districts of affected entities for the Annexation Policy Plan. Community Development Director Shurtleff explained that they were not on the prepared list of special service districts in the area and that if they were found to meet the affected entity definition, they would be added.

John Marsh had questions about the process and the pending riverfront resort preliminary municipality on Kane Creek Road. Community Development Director Shurtleff explained the Echo Canyon area was included in the draft annexation boundary map in case the preliminary municipality collapsed.

Aaron Lindbergh spoke about unintended consequences, raised taxes and forced annexations.

Lee Singleton asked for a justification regarding the annexation boundary map extending to the San Juan County line.

Discussion:

Commission Member Holland brought up citizen concerns about urbanization of the rural residential area and the specter of raising property taxes. City Manager Black spoke about the process, the City Council's strategic goal of expanding the annexation boundaries, and the approach to prevent further preliminary municipalities in the County, especially in Spanish Valley. Commission Chair Marienfeld urged staff to conduct a public workshop to help residents understand the proposed annexation map. Community Development Director Shurtleff explained the reason for extending the boundary to the County line. He cited the cohesive service model of one community. He stated there would likely be no commercial core in the southern part of the County. He added that, if predictions were incorrect, the annexation map could be altered. Commission Chair Marienfeld raised a concern about large-scale dense developments in unincorporated Grand County.

Presentation and Public Hearing regarding development agreement for Henry Shaw Hotel:

Associate Planner Blanco presented a review of definitions and circumstances regarding variances, exceptions and development agreements. She said variances are rarely presented to the Planning Commission, and exceptions are common and usually relate to sidewalks, landscaping and parking exceptions. She reviewed conditions for the proposed development for the Henry Shaw Hotel, including a retaining wall exception, a boundary line adjustment, and compliance with the Assured Workforce Housing ordinance (WAHO). She stated the developer has opted to construct 28 workforce housing units. She explained the WAHU ordinance requires workforce housing to be provided within City limits, and the developer has requested an exception to construct the housing units in unincorporated Grand County, with an average unit size of 450 square feet (sf). Blanco explained the City's benefits include 28 units rather than the required 14 units, with a deed restriction for very low income residents. Discussion ensued regarding the usual 600 to 800 sf size of studio apartments in the community, and Blanco further explained the County would oversee the site plan review and construction of the units; if the units were not constructed to the satisfaction of the City, the full fee-in-lieu would be required from the developer.

Commission Chair Marienfeld opened a public hearing at 8:23 p.m. She said written comments were received and would be entered into the public record.

Madison Snow spoke and asked for a negative recommendation from the Planning Commission to Council. He pointed out the agreement allows for 450 sf units, outside the City limits, and the hotel site plan allows for no employee parking so his neighborhood would be impacted by employees parking on surface streets. He stated the proposal conflicts with existing code. He said no more exceptions should be allowed and the proposal was unreasonable. He implored the Commission to not allow outside developers to dictate development plans.

John Marsh spoke in favor of workforce and affordable housing. He referred to existing code, which he said clearly does not allow units smaller than 1,000 sf. He said building 28 units at 450 sf is not in keeping with the purpose of the ordinance. He said if the developer did not like Moab's code, they could go elsewhere.

Aaron Lindbergh spoke about the fee-in-lieu option for the developer.

Martin Snow stated he was a neighboring property owner. He said he had made a legal appeal against the City due to the lack of notification regarding the project. He mentioned a prior screening exception for the project and said he received no notification for that and noted several noncompliance issues. He said he was told it was too late to file an appeal. He mentioned the hillside retaining wall, slope and drainage, and said the building exceeded a 40-foot height limit. He suggested it was a major commercial development and urged the City to engage a third party review of the development plan. He requested the Planning Commission to not approve the development agreement.

Melanie Snow stated she was not notified and noted aspects of the development agreement are not in the code. She urged the Planning Commission to vote no on the development agreement. She cited an emissions study, neighborhood traffic congestion and parking issues. She spoke against the proposed exceedingly small units. She said the developer had alternatives, including paying the fee-in-lieu or complying with City code. She mentioned rooftop air conditioning units on the hotel are not screened, as required, and there were too many lights as well as light trespass on her property.

Commission Chair Marienfeld summarized written comments that were submitted from some of the evening's in-person speakers, as well as comments in opposition to approval of the development agreement from Melanie Snow, Ken Fedel, Angel Hanson, Ross Hanson, Elizabeth Eliason and Jim Webster (who wrote regarding the annexation policy). Commission Chair Marienfeld closed the public hearing at 8:45 p.m.

Development Agreement for the Henry Shaw Hotel—Negative Recommendation to Council

Discussion: Discussion ensued between Commission Members and staff regarding notification of the neighbors. Commission Member Holland stated she was not as concerned about the proposed workforce housing in the County rather than in the City limits due to the lack of developable land. She stated she was uncomfortable with the small workforce housing units proposed by the developer. Associate Planner Blanco clarified the development agreement is at the developer's request and they would build or pay the fee-in-lieu. A representative of the developer spoke about the developer's interest in building affordable housing. He said his experience suggested that employees would rather have a small private unit rather than a larger unit shared with others. He explained the Silver Sage units were not viable, and the proposed site was 4.6 miles from the hotel. He noted even adjacent properties to the hotel were outside the City limits and pointed out the developer was proposing more units than required. Renters beyond just Henry Shaw employees were discussed, along with income levels. Commission Member Vinson asked about the size of comparable rental units and Commission Chair Marienfeld noted the smaller units were in demand. Marienfeld also brought up the County oversight of the housing and the intent of the WAHO. The protest was discussed and Commission Members weighed in on the size of the units; Holland said residents want privacy, Marienfeld concurred, and Hebbberd said 450 sf was too small. Marienfeld also noted the County location was problematic.

Motion and Vote: Commission Member Holland moved to forward a negative recommendation to City Council for approval of a development agreement for the Henry Shaw Hotel Located at 836 and 840 South Main Street, Moab UT, 84532, Parcels 01-0012-0011 and 01-0012-0017 between GP 836 LLC and the City of Moab, Utah. Commission Member Hebbberd seconded the motion. The motion passed unanimously.

Master Fee Schedule—Positive Recommendation to Council

Presentation: Associate Planner Blanco explained proposed planning department amendments to the master fee schedule, including sidewalks, development agreements, development code amendment applications and more. She shared examples of other municipalities' fees. Community Development Director Shurtleff noted that in the last audit of fees, Moab had the lowest fees of any resort community in Utah.

Public Hearing and Planning Commission discussion: Commission Chair Marienfeld opened a public hearing at 9:58 p.m. regarding amendments to the master fee schedule. There were no public comments. Commission Member Vinson asked about the low development agreement fees. Commission Chair Marienfeld stated her confidence in the staff recommendations and noted that adjustments could be made if needed. She closed the public hearing at 10:02 p.m.

Motion and Vote: Commission Member Holland moved to forward a positive recommendation to City Council regarding **Ordinance 2026-20**, an ordinance amending Title 3 of the Moab Municipal Code to update Chapter 3.50, master fee schedule and modifying certain fees and rates charged by the City. Commission Member Vinson seconded the motion. The motion passed unanimously.

Future Agenda Items: Staff briefly noted upcoming agenda items, including the proposed annexation amendments, a potential public annexation workshop, and a pending landscape exception.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 10:05 p.m.

Written Public Comment:

Melanie Snow: The Council should vote NO on the Henry Shaw Hotel agreement. I understand the intent to secure housing units, but this agreement compromises both worker dignity and the logistical reality of our town. The Council passed the employee housing code to help our workers and allowing variances adds to the crisis in our city. Reject this agreement based on three critical issues. Worker Dignity: Our community is facing a housing crisis, but the solution cannot be to lower living standards. Forcing Moab's working class into 425 sq ft micro-units strips away basic dignity. It treats the people who keep our economy running as secondary citizens who deserve the bare minimum amount of space to sleep. Our workers deserve real, livable homes. Forced Commuting and Traffic Impacts: Allowing the developer to build units out of city limits, the City is actively generating traffic, creating a forced daily commute. It will funnel dozens of employee vehicles onto Highway 191 during peak morning and evening rush hours, worsening the congestion we battle every day. The developer is offloading the infrastructure, emergency services and social impacts of a city-approved hotel onto the county. Moab city should not establish a precedent where developers reap 100% profit while the county gets burden. The Main Street Parking Crisis: Moab's parking is already at its absolute limit. If these employees cannot walk/bike to work, they must drive & park. The Henry Shaw Hotel site plan has no employee parking; adding the burden of employee parking that will spill over into neighboring residential streets. The developer is passing their parking and traffic issues directly onto the public and our local neighborhood. Doc Allen Street and David Court will become the overflow parking lot for hotel staff. Our narrow residential streets cannot handle the safety hazards and congestion of commercial overflow. The developer can pay the \$2.62m fee or build homes within the city limits that meet the employee housing code. There is no reason to grant them exceptions that will ultimately be harming our city and quality of life. The Hotel is already a highly profitable project. The city does not owe them concessions that degrade worker dignity, worsen traffic, and congest residential streets. If you agree to pass you are setting a future precedent. Please protect our neighborhoods, uphold our zoning standards, and vote NO on this Development Agreement.

Jim Webster: At this time, I support the proposed annexation policy that will be discussed on 10/8/26.

Ken Fedel: I urge the City Council to vote NO on the proposed Development Agreement for the Henry Shaw Hotel project. Moab should not grant custom zoning workarounds that allow the developer to shrink required workforce housing down to 450-sq ft units and construct them outside of city limits. This is a variance under another name. Municipal code sets clear standards for housing size to ensure quality livability for Moab's workforce. Using a Development Agreement to bypass a 1,000 sq ft standard down to 450 sq ft is a policy loophole. If a traditional zoning variance cannot legally be granted for economic convenience, the Council should not use a Development Agreement to deliver the exact same unfair advantage. Especially since they are asking them to be located outside city limits where there is a vast amount of land for building. You passed the WFH code for a reason, to help out local workers, why go back on that now? Moab City should not establish a precedent like this. Hotels that have already paid their housing fees and/or hotels currently owing fees would surely be entitled to a partial refund if you are going to grant exceptions like this. The Henry Shaw Hotel is already vested under highly profitable, legacy overnight accommodation rules. The city does not owe them any concessions. Please uphold our community standards, protect the integrity of our zoning code, and vote NO on this Development Agreement. Let the developer either build to our full municipal standards or pay the \$2.62 million fee into our housing fund.

Angel Hansen: I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as

well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval. For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed. Thank you for considering the concerns of Moab residents.

Ross Hansen: I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval. For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed. Thank you for considering the concerns of Moab residents.

Elizabeth Eliason: We are fighting this huge resort that is going in below our house in Moab. We know it's going to be built but we don't want to city giving them variances and exceptions. Will you fill out this form, today as meeting is tomorrow, for us? I have written it all out for you to just copy and paste and send in. We would appreciate it. If you know of others that could send in opposition letters pass this on. Thanks!

I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval.

For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed.

Thank you for considering the concerns of Moab residents.

Timestamp	Your Name	Your Comment
10/6/2026 20:30:56	Melanie Snow	The Council should vote NO on the Henry Shaw Hotel agreement. I understand the intent to secure housing units, but this agreement compromises both worker dignity and the logistical reality of our town. The Council passed the employee housing code to help our workers and allowing variances adds to the crisis in our city. Reject this agreement based on three critical issues. Worker Dignity: Our community is facing a housing crisis, but the solution cannot be to lower living standards. Forcing Moab's working class into 425 sq ft micro-units strips away basic dignity. It treats the people who keep our economy running as secondary citizens who deserve the bare minimum amount of space to sleep. Our workers deserve real, livable homes. Forced Commuting and Traffic Impacts: Allowing the developer to build units out of city limits, the City is actively generating traffic, creating a forced daily commute. It will funnel dozens of employee vehicles onto Highway 191 during peak morning and evening rush hours, worsening the congestion we battle every day. The developer is offloading the infrastructure, emergency services and social impacts of a city-approved hotel onto the county. Moab city should not establish a precedent where developers reap 100% profit while the county gets burden. The Main Street Parking Crisis: Moab's parking is already at its absolute limit. If these employees cannot walk/bike to work, they must drive & park. The Henry Shaw Hotel site plan has no employee parking; adding the burden of employee parking that will spill over into neighboring residential streets. The developer is passing their parking and traffic issues directly onto the public and our local neighborhood. Doc Allen Street and David Court will become the overflow parking lot for hotel staff. Our narrow residential streets cannot handle the safety hazards and congestion of commercial overflow. The developer can pay the \$2.62m fee or build homes within the city limits that meet the employee housing code. There is no reason to grant them exceptions that will ultimately be harming our city and quality of life. The Hotel is already a highly profitable project. The city does not owe them concessions that degrade worker dignity, worsen traffic, and congest residential streets. If you agree to pass you are setting a future precedent. Please protect our neighborhoods, uphold our zoning standards, and vote NO on this Development Agreement.
10/7/2026 11:53:08	Jim Webster	At this time, I support the proposed annexation policy that will be discussed on 10/8/26
10/7/2026 15:29:43	Ken Fedel	I urge the City Council to vote NO on the proposed Development Agreement for the Henry Shaw Hotel project. Moab should not grant custom zoning workarounds that allow the developer to shrink required workforce housing down to 450-sq ft units and construct them outside of city limits. This is a variance under another name. Municipal code sets clear standards for housing size to ensure quality livability for Moab's workforce. Using a Development Agreement to bypass a 1,000 sq ft standard down to 450 sq ft is a policy loophole. If a traditional zoning variance cannot legally be granted for economic convenience, the Council should not use a Development Agreement to deliver the exact same unfair advantage. Especially since they are asking them to be located outside city limits where there is a vast amount of land for building. You passed the WFH code for a reason, to help out local workers, why go back on that now? Moab City should not establish a precedent like this. Hotels that have already paid their housing fees and/or hotels currently owing fees would surely be entitled to a partial refund if you are going to grant exceptions like this. The Henry Shaw Hotel is already vested under highly profitable, legacy overnight accommodation rules. The city does not owe them any concessions. Please uphold our community standards, protect the integrity of our zoning code, and vote NO on this Development Agreement. Let the developer either build to our full municipal standards or pay the \$2.62 million fee into our housing fund.
10/7/2026 16:01:46	Angel Hansen	I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval. For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed. Thank you for considering the concerns of Moab residents.
10/7/2026 16:03:08	Ross Hansen	I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval. For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed. Thank you for considering the concerns of Moab residents.
10/7/2026 17:35:02	Elizabeth Eliason	We are fighting this huge resort that is going in below our house in Moab. We know it's going to be built but we don't want to city giving them variances and exceptions. Will you fill out this form, today as meeting is tomorrow, for us? I have written it all out for you to just copy and paste and send in. We would appreciate it. If you know of others that could send in opposition letters pass this on. Thanks! I am writing to express my opposition to the proposed Henry Shaw Hotel Development Agreement for workforce housing. I believe the City Council should carefully consider the long-term impacts of this agreement on surrounding neighborhoods, infrastructure, zoning, and the overall character of Moab. In particular, the agreement would increase vehicle traffic from workers commuting to and from the property, as well as create additional parking demand and pressure on already limited parking in the surrounding area. Any workforce-housing solution should be appropriately planned, comply fully with applicable zoning and development standards, and protect the interests of existing residents and neighboring properties. The impacts on traffic, parking, neighborhood safety, and quality of life should be fully addressed before approval. For these reasons, I respectfully ask the City Council to vote against the Henry Shaw Hotel Development Agreement as currently proposed. Thank you for considering the concerns of Moab residents.



MOAB CITY PLANNING COMMISSION AGENDA

October 22, 2026

TITLE: Public Hearing and Consideration and Possible Recommendation to City Council on Ordinance 2026-21: An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use Of Future Annexation Area Map, As Appendix C Of The City Of Moab General Plan.

DISPOSITION: Discussion and possible action

PRESENTER/S: Johanna Blanco, Assistant Planner

ATTACHMENT/S:

- Exhibit 1: Draft Ordinance 2026-21
- Exhibit 2: Draft Proposed Annexation Boundary Map
- Exhibit 3: Draft Proposed Anticipated Land Use of Future Annexation Area Map
- Exhibit 4: Draft Annexation Policy Plan
- Exhibit 5: Public Hearing Notice
- Exhibit 6: Affected Entity Comments

STAFF RECOMMENDATION:

Positive recommendation to City Council draft Ordinance 2026-21

OTHER OPTIONS:

Continue or table action to a later meeting with specific direction to City Staff and Applicant as additional information needed to make a decision; or forward a negative recommendation to City Council, giving specific findings for decision.

RECOMMENDED MOTION:

I move to forward a positive recommendation to City Council on proposed ordinance 2026-21 given that all statutory requirements have been met and any other conditions or recommendations agreed upon by the Planning Commission.

SUMMARY:

Utah law requires a municipality to adopt an annexation policy plan before annexing unincorporated territory. This Annexation Policy Plan is adopted pursuant to Utah Code Section 10-2-803.

The purpose of this Plan is to:

- Identify the areas in which the City of Moab may anticipate future municipal expansion.
- Establish policies and criteria to guide the City's review of future annexation proposals.
- Promote orderly, efficient, fiscally responsible, and environmentally appropriate growth.



MOAB CITY PLANNING COMMISSION AGENDA

October 22, 2026

- Coordinate future municipal expansion with Grand County, special service districts, utility providers, and other affected entities.
- Identify anticipated land uses, municipal-service considerations, infrastructure needs, financing approaches, and potential fiscal effects associated with annexation.
- Protect the character, natural resources, public safety, fiscal stability, and quality of life of the Moab community.

This Plan is a policy document and does not itself annex property, establish zoning, create vested development rights, guarantee the extension of City services, or obligate the City to approve any annexation petition. Each annexation proposal shall be evaluated independently under applicable federal, state, and local law, this Plan, the Moab General Plan, City ordinances, adopted infrastructure plans, and the specific facts of the proposal.

If any provision of this Plan is found to be inconsistent with state law or another applicable law or ordinance, that provision shall be severed to the extent necessary, and all remaining provisions shall remain in full force and effect. If any provision of this Plan is held invalid, the remaining provisions shall remain effective.

Planning Commission held a public meeting to solicit affected entity comments on the Draft City Ordinance 2026-21, An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use Of Future Annexation Area Map, As Appendix C Of The City Of Moab General Plan. One affected entity, Grand County, Utah, reached out with comments that the City has responded to that comment within the Draft Policy Plan. Multiple comments have been received from the public, which have been taken into consideration.

RELEVANT LAWS, STUDIES & PLANS:

Utah Code Section 10-2-803, MMC 1.32, City Annexation Policies and Procedures.

RESPONSIBLE DEPARTMENT:

Community Development, Admin.

FINANCIAL IMPACT:

N/A

CITY OF MOAB ORDINANCE 2026-21

AN ORDINANCE ADOPTING AN UPDATED ANNEXATION POLICY PLAN, FUTURE ANNEXATION BOUNDARY MAP, AND THE ANTICIPATED LAND USE OF FUTURE ANNEXATION AREA MAP, AS APPENDIX C OF THE CITY OF MOAB GENERAL PLAN.

WHEREAS, the Moab City Council adopted the General Plan as amended, by resolution on July 11, 2017, to provide an official statement of goals and policies for the future development of Moab City; and

WHEREAS, Utah State Code 10-2-803 requires a municipality to have an annexation policy in place before annexing any property into the City of Moab; and

WHEREAS, in 2003, the City of Moab adopted an Annexation Map and Annexation Policy Plan through Ordinance 2003-02; and

WHEREAS, in 2008, the City of Moab amended the Annexation Map and Annexation Policy Plan through Ordinance 2008-23; and

WHEREAS, the City of Moab desires to adopt an updated Annexation Map and Annexation Policy Plan; and

WHEREAS, the Planning Commission worked with City staff to prepare an updated Annexation Policy Plan (“**Plan**”), Future Annexation Boundary Map (“**Boundary Map**”), and Anticipated Future Annexation Area Map (“**Area Map**”) in accordance with Utah Code § 10-2-803(3); and

WHEREAS, the Planning Commission held a duly noticed public hearing on _____, 2026, to allow affected entities to examine the Plan, the Boundary Map, and Area Map and to provide comments regarding the same in accordance with Utah Code § 10-2-803(4); and

WHEREAS, after considering the public comments provided during the public hearing, the Planning Commission recommended that the Moab City Council adopt the updated Plan, Area Map, and Boundary Map; and

WHEREAS, the Moab City Council desires to adopt the updated Plan, Boundary Map, and Area Map.

NOW, THEREFORE BE IT RESOLVED that the Moab City Council hereby resolves as follows:

1. Adoption: The updated Plan, attached as Exhibit 1, the updated Boundary Map, attached in Exhibit 2, and the updated Area Map, attached as Exhibit 3, are adopted as Appendix C of the the Moab General Plan.

2. Direction to Staff: The Mayor and staff are authorized and directed to take such steps as

may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to sending of the adopted Plan, Boundary Map, and Area Map to Grand County, as required by Utah Code § 10-2-803; (b) to otherwise finalize the ordinance, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors; and (c) to take such other steps to notify the public of this ordinance that the Mayor or City Manager may deem necessary.

3. Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

4. Effective Date. This Ordinance will take effect immediately on _____, 2026, pursuant to Utah Code § 10-3-712.

PASSED AND ADOPTED this th day of _____ 2026.

MOAB CITY COUNCIL

By: Joette Langianese
Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Tawny Knuteson-Boyd voting	_____
Council Member Miles Loftin voting	_____
Council Member Kaitlin Myers voting	_____
Council Member Jason Taylor voting	_____
Council Member Colin Topper voting	_____

Date published on the Utah Public Notice Website per Utah Code § 10-3-711:

Effective date of ordinance: _____

**SUMMARY OF
MOAB CITY
ORDINANCE NO. 2026-21**

On _____, 2026, the Moab City Council enacted Ordinance No. 2026-21 to adopt an updated Annexation Policy Plan, Future Annexation Boundary Map, and Anticipated Land Use of Future Annexation Area Map.

By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

A complete copy of Ordinance No. 2026-21 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

EXHIBIT 1

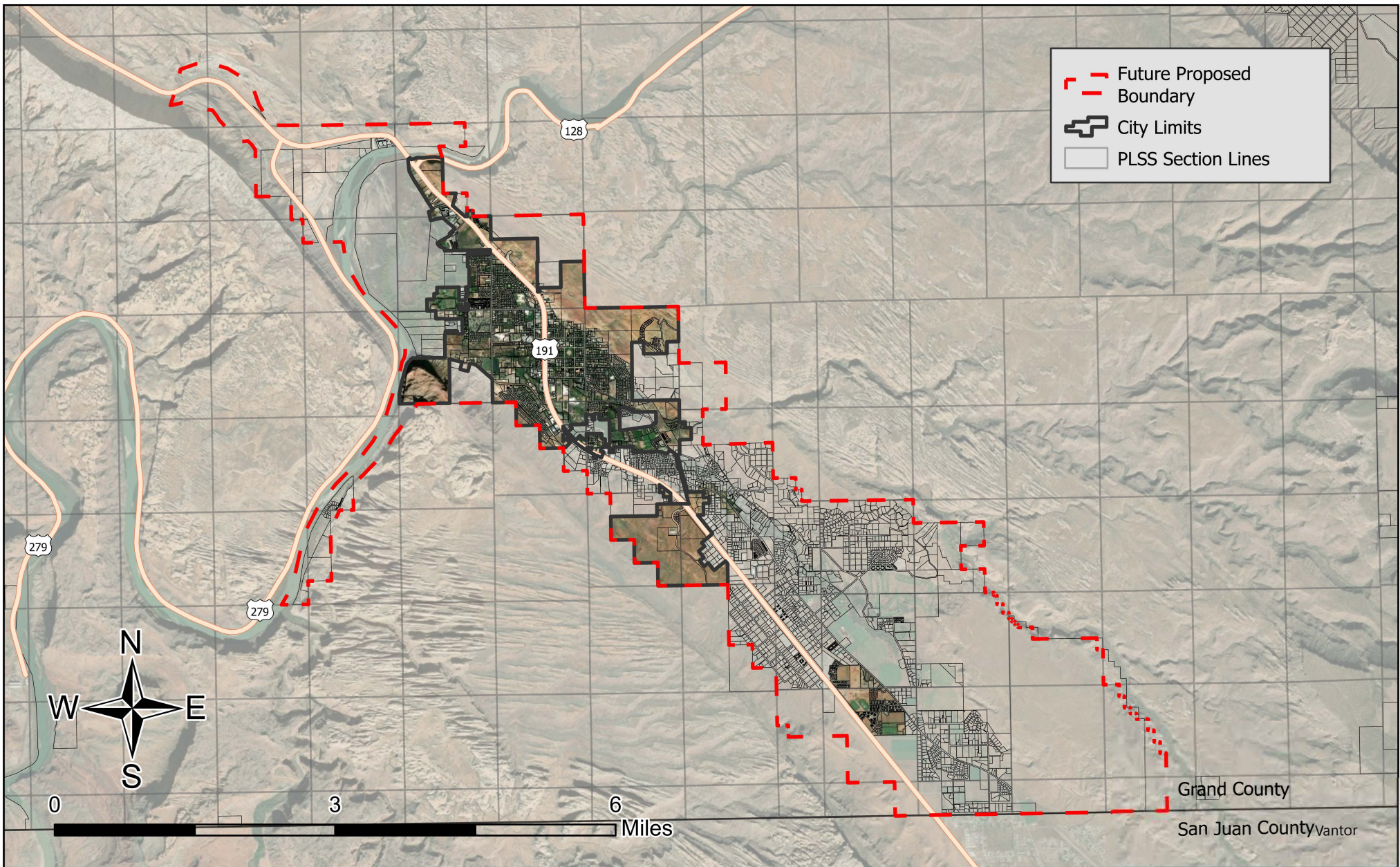
Annexation Policy Plan

EXHIBIT 2

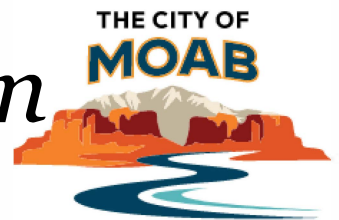
Future Annexation Boundary Map

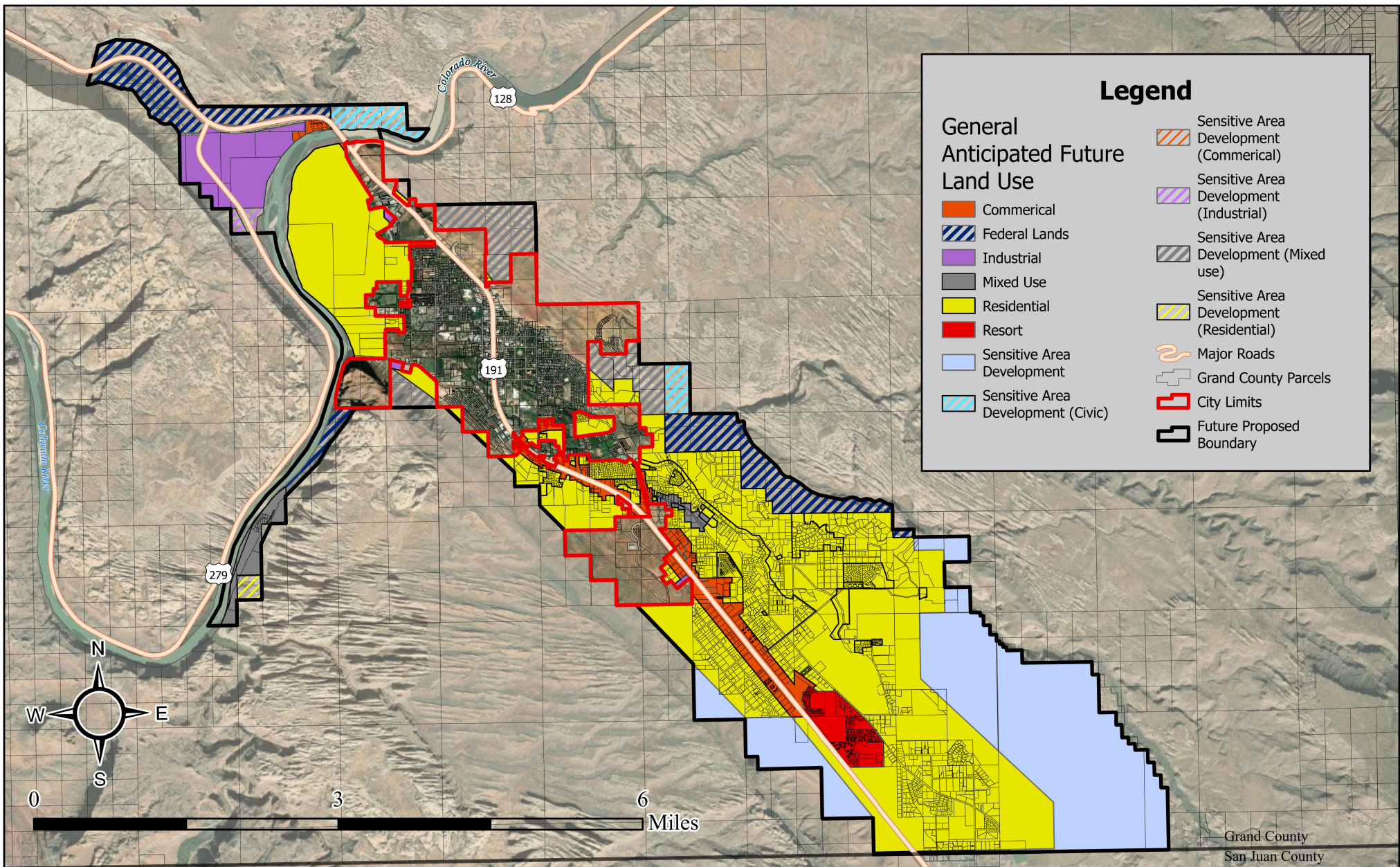
EXHIBIT 3

Anticipated Land Use of Future Annexation Area Map



Draft City of Moab Future Annexation





*DRAFT: City of Moab
Anticipated Land Use of Future Annexation Area*



City of Moab Annexation Policy Plan

1. Purpose and Intent

Utah law requires a municipality to adopt an annexation policy plan before annexing unincorporated territory. This Annexation Policy Plan is adopted pursuant to Utah Code Section 10-2-803.

The purpose of this Plan is to:

- Identify the areas in which the City of Moab may anticipate future municipal expansion.
- Establish policies and criteria to guide the City's review of future annexation proposals.
- Promote orderly, efficient, fiscally responsible, and environmentally appropriate growth.
- Coordinate future municipal expansion with Grand County, special service districts, utility providers, and other affected entities.
- Identify anticipated land uses, municipal-service considerations, infrastructure needs, financing approaches, and potential fiscal effects associated with annexation.
- Protect the character, natural resources, public safety, fiscal stability, and quality of life of the Moab community.

This Plan is a policy document and does not itself annex property, establish zoning, create vested development rights, guarantee the extension of City services, or obligate the City to approve any annexation petition. Each annexation proposal shall be evaluated independently under applicable federal, state, and local law, this Plan, the Moab General Plan, City ordinances, adopted infrastructure plans, and the specific facts of the proposal.

If any provision of this Plan is found to be inconsistent with state law or another applicable law or ordinance, that provision shall be severed to the extent necessary, and all remaining provisions shall remain in full force and effect. If any provision of this Plan is held invalid, the remaining provisions shall remain effective.

2. Authority, Relationship to General Plan, and Applicability

2.1 Statutory Authority

This Plan is adopted under Utah Code Annotated Title 10, Chapter 2, as amended. Annexation petitions, City-initiated annexations, island or peninsula annexations, notice requirements, public hearings, protest rights, and other procedural matters shall be governed by applicable state law in effect at the time an annexation is considered.

2.2 Relationship to the General Plan

This Plan shall be adopted as Exhibit C to the City of Moab General Plan. The Future Annexation Area Map and Anticipated Land Use of Future Annexation Area Map are intended to support and be interpreted consistently with the General Plan.

Where a conflict exists between this Plan and state law, state law controls. Where a conflict exists between this Plan and another adopted City policy or plan, the City Council shall interpret the plans in a manner that best advances the General Plan and applicable law.

2.3 Applicability

This Plan applies to:

- Private annexation petitions.
- City-initiated annexation proposals.
- Annexation agreements and pre-annexation agreements.
- Municipal service-extension decisions associated with properties in or near the City's expansion area.
- City review of urban development proposed within the area identified by state law surrounding the City's boundary.

The expansion area identifies territory the City may anticipate annexing in the future. Inclusion within the expansion area does not require annexation, create a right to annexation, or establish a commitment by the City to provide municipal services.

3. Definitions

For purposes of this Plan, the following terms have the meanings provided below unless state law provides otherwise:

- **Affected entity:** A county, special district, special service district, school district, municipality, whose boundaries are within ½ mile of an area proposed for annexation, utility provider, or other governmental or service entity that may be affected by a proposed annexation.
- **Annexation area:** The territory proposed to be incorporated into the City.
- **City:** The City of Moab, Utah.
- **Expansion area:** The unincorporated territory identified on the Future Annexation Area Map as territory the City anticipates may be annexed in the future.
- **Future Annexation Area Map:** The map adopted as part of this Plan identifying the City's municipal expansion area.
- **Municipal services:** Services provided directly by the City or through an interlocal agreement, contract, special district, utility provider, or other service arrangement.

4. Existing Conditions and Planning Framework

4.1 Existing Service Areas and Infrastructure Constraints

The City recognizes the importance of establishing a clear baseline of current municipal service areas, infrastructure capacity, and operational constraints. A map depicting the current reach of City services, including streets, water, wastewater, storm drainage, police coverage, and other applicable municipal services, should be prepared and kept as a tool for evaluation within the City's records.

Until that mapping is complete, annexation proposals shall be evaluated on a site-specific basis using available City, County, special district, utility-provider, engineering, and development information.

4.2 Community Character

Moab's community character is shaped by its unique desert environment, tourism economy, scenic resources, agricultural lands, established neighborhoods, public lands, limited infrastructure capacity, and proximity to sensitive natural and geologic features. Annexation decisions should preserve and enhance this character while allowing for orderly growth where municipal services, infrastructure, environmental conditions, and fiscal capacity can reasonably support development.

4.3 Infrastructure and Environmental Constraints

Potential annexation areas may include steep slopes, unstable soils, flood channels, washes, flood-prone lands, sensitive viewsheds, irrigation facilities, and other environmentally sensitive or hazard-prone areas. These conditions may substantially affect development feasibility, public-service costs, emergency response, drainage, access, maintenance, and environmental mitigation.

5. Annexation Petition Requirements

5.1 General Requirements

Except as otherwise authorized by state law, an annexation petition is required to initiate annexation of property into the City of Moab. Annexation petitions shall comply with all applicable provisions of Utah law, including petition-signature, ownership, valuation, mapping, notice, and procedural requirements.

State law may allow the City to initiate annexation of certain islands or peninsulas contiguous to the City where statutory conditions are met, including under Utah Code Sections 10-2-804.2 and 10-2-804.3, or applicable successor provisions.

5.3 Boundary Design

When practicable and feasible, annexation boundaries should:

- Follow existing jurisdictional, property, road, utility, or natural boundaries.
- Include whole parcels unless partial-parcel annexation is permitted by law and approved by the affected owner.
- Avoid creating or leaving unincorporated islands or peninsulas.
- Promote efficient and logical extension of municipal services.
- Encourage an equitable distribution of community resources, infrastructure obligations, tax burdens, and service responsibilities.

6. Annexation Evaluation Criteria

The City endorses the intent of Title 10, Chapter 2, Part 8 of the Utah Code. A proposed annexation shall be evaluated using the following criteria, in addition to all applicable statutory requirements.

6.1 General Criteria

The City may consider whether the proposed annexation:

1. Is contiguous to the existing boundaries of the City, as required by law.
2. Is located within the City's identified expansion area, unless otherwise authorized by law.
3. Is not located within another incorporated municipality.
4. Does not create or leave an unincorporated island or peninsula, except where expressly permitted by law.
5. Represents a logical and orderly extension of City boundaries.
6. Is consistent with the Moab General Plan, this Plan, adopted land-use plans, and the anticipated land-use designation for the area.
7. Does not seek annexation solely to acquire municipal revenue or to impair another municipality's ability to annex territory.
8. Will protect or enhance community character, public safety, environmental quality, and fiscal sustainability.
9. Can be served efficiently by municipal services, either directly or through an interlocal agreement, special district, utility provider, or other lawful service arrangement.
10. Does not impose disproportionate costs or operational burdens on existing City residents, businesses, taxpayers, or service providers.

6.2 Private-Initiated Annexation Petitions

In addition to the general criteria, the City shall evaluate private annexation petitions based on:

1. Compliance with applicable state law and City requirements.
2. Existing and potential population of the proposed annexation area.
3. Existing residential densities and anticipated development density.
4. Existing and proposed land uses.
5. Assessed valuation of existing properties and anticipated valuation of proposed development.
6. Demand for municipal services and capital facilities.
7. Identification of infrastructure improvements required to serve the area, including improvements to be constructed, dedicated, funded, or reimbursed by the applicant.
8. The efficiency, timing, and cost of service delivery.
9. Recommendations or comments from Grand County, special districts, utility providers, and other affected entities.
10. Consistency with City goals, policies, land-use plans, and anticipated future land use.
11. Identification of special districts, County departments, utility providers, or other entities currently serving the area.
12. Anticipated tax consequences for property owners, the City, Grand County, special districts, and other affected entities.
13. Environmental, geologic, drainage, transportation, access, and public-safety constraints.
14. The applicant's willingness and ability to enter into a pre-annexation agreement, development agreement, reimbursement agreement, or other agreement authorized by law.

6.3 City-Initiated Annexations

The City shall evaluate City-initiated annexations using the following criteria:

1. Compliance with all applicable state-law requirements.
2. Current and potential population of the area and anticipated residential density.
3. Existing and anticipated land uses, including consistency with the Anticipated Land Use of Future Annexation Area Map.
4. Potential demand for municipal services and capital improvements.
5. Consistency with City goals, policies, and the General Plan.
6. Availability of an efficient and orderly transition in the delivery of City services.
7. Anticipated tax consequences for affected property owners, the City, Grand County, special districts, and other affected entities.
8. Whether the annexation resolves or prevents inefficient service delivery, fragmented boundaries, unincorporated islands, or other identified public-service concerns.

7. Municipal Services and Infrastructure

7.1 General Service Policy

The City shall generally consider annexation only where it can reasonably provide urban services directly or through an interlocal cooperative agreement, special district, utility provider, or other lawful arrangement. Services may include water, wastewater, streets, storm drainage, police protection, fire protection, emergency medical response, planning, building inspection, parks and recreation, and other public facilities.

Annexation should create areas where services can be provided efficiently. The City should avoid annexing geographically isolated areas or areas in which the cost or difficulty of providing services is disproportionate to the public benefit.

7.2 Service Transition

If the proposed annexation area currently receives services that will be assumed by the City, the City shall document the actions necessary to ensure an effective transition in service delivery.

If the proposed annexation area receives services that will remain with another provider following annexation, the City shall identify:

- The provider that will continue to provide the service.
- The anticipated duration of that arrangement.
- The circumstances, if any, under which the City may later assume responsibility for the service.
- Any transition requirements, costs, agreements, infrastructure improvements, or property-owner obligations.

Where services cannot be provided immediately, the City shall provide annexing property owners with a reasonable timetable or statement describing the anticipated timing and conditions for service extension. Any service limitations or delayed service commitments shall be documented in the annexation agreement or other applicable City record.

7.3 Parks, Recreation, Libraries, and Community Facilities

The City of Moab Parks and Recreation Department will provide recreation facilities and services to annexed areas, subject to available funding, staffing, facilities, and adopted service standards.

New development may increase demand for parks, trails, recreation facilities, libraries, community facilities, and related services. The City may periodically evaluate recreation facility fees, impact fees, population-growth metrics, developer contributions, land dedication, and other lawful funding mechanisms to address the effects of annexation and development.

7.4 Planning, Engineering, Building, and Code Enforcement

The City provides planning services through the City of Moab Community Development Department. The City of Moab Building Department provides inspections to ensure construction complies with adopted building codes. The City Engineer and Planning Coordinator ensure that new development complies with applicable City standards and specifications.

When considering annexation petitions, the City should evaluate whether additional planning, engineering, building, inspection, and code-enforcement staffing will be necessary. The analysis should consider the proposed land uses, development intensity, anticipated population, timing of development, and complexity of infrastructure and environmental conditions.

After annexation of a property, the Grand County and the City Building Engineering and Planning Departments shall coordinate to ensure the City has all applicable building, site plan, grading, floodplain, and the like records of the properties being annexed.

7.5 Police, Fire, and Emergency Medical Services

The City of Moab Police Department shall provide law-enforcement services to annexed areas beginning on the effective date of annexation. The City shall coordinate with Grand County and the applicable dispatch provider to ensure an orderly transition of jurisdiction and uninterrupted emergency response.

Fire-protection services shall be provided by the Moab Valley Fire Protection District or another legally authorized provider identified in the annexation service plan. Before approving annexation, the City shall confirm applicable district boundaries, service responsibilities, and any agreements or boundary actions necessary to ensure continuous coverage.

Emergency medical response and ambulance transport shall be provided by Grand County Emergency Medical Services, subject to applicable licensing, service-area requirements, and agreements, or by another legally authorized provider identified in the annexation service plan. The City shall coordinate with receiving healthcare facilities as needed to assess emergency-care capacity.

Before approving each annexation petition, the City shall consider public-safety service and fiscal assessment in consultation with the affected service providers in the following ways

- (a) Existing development, reasonably foreseeable buildout, visitor demand, and projected emergency- service demand;
- (b) Existing and projected staffing, facilities, vehicles, equipment, dispatch and communications capacity, response times, geographic coverage, and capacity to respond to simultaneous incidents;
- (c) Emergency access, road connectivity, evacuation constraints, fire-flow and water-supply requirements, hydrant availability, and applicable wildfire and other site-specific Hazards;
- (d) Service arrangements necessary on the effective date of annexation and any necessary transition agreements

7.6 Public Works

The City Public Works Department is responsible for flood control, streets, storm drainage, and snow removal within the City, subject to available infrastructure capacity and adopted service policies.

Annexed and developed areas shall be carefully evaluated to determine the effects of new storm drainage, flood-control facilities, and ongoing maintenance obligations. The analysis shall address:

- Drainage patterns, flood hazards, washes, stormwater detention, and water-quality protection.
- Staffing increases and projected long-term operating costs.
- The potential use of private roads, private parks, homeowners' associations, or other private maintenance arrangements where appropriate.

The City may mitigate fiscal impacts through development design, developer-installed improvements, private maintenance arrangements, impact fees, reimbursement agreements, or other lawful mechanisms. The City shall balance fiscal, environmental, social, access, maintenance, and equity considerations when determining whether facilities should be publicly or privately owned and maintained.

Annexation shall not allow surface-water runoff or drainage conditions that create multi-jurisdictional problems or adversely affect downstream properties, public facilities, or natural drainage systems.

7.6.1 Transportation Access and Streets

The City of Moab Public Works Department and Community Development Department shall ensure that annexed properties have lawful and adequate access. The City shall coordinate, as appropriate, with Grand County Public Works, the Utah Department of Transportation, utility providers, and affected property owners.

When reviewing an annexation petition, the City shall consider:

- Whether the City will assume ownership or maintenance responsibility for a street, accessway, or right-of-way serving the annexed property.
- The condition, design, width, drainage, safety, and maintenance needs of existing or proposed streets.
- The feasibility of connecting the annexing property to the City's drainage infrastructure.
- The need for right-of-way dedication, easements, improvements, or reimbursement agreements.
- Whether streets meet City standards or require upgrades before acceptance by the City.

- The process and legal requirements for transfer of County-owned roads or rights-of-way to the City, if applicable.

The City should prepare and maintain a map of streets owned and maintained to be held in City records and referenced for annexation petition decisions.

7.7 City Water and Wastewater

The City Utility Department is responsible for sanitary sewer and culinary water, subject to available infrastructure capacity and adopted service policies.

Annexed and developed areas shall be carefully evaluated to determine the effects of new water service, wastewater service, storm drainage, flood-control facilities, and ongoing maintenance obligations. The analysis shall address:

- Available and planned water supply and system capacity.
- Wastewater collection, treatment, and capacity considerations.
- Staffing increases and projected long-term operating costs.
- The feasibility of connecting the annexing property to the City's water and wastewater infrastructure.

The City may mitigate fiscal impacts through development design, developer-installed improvements, private maintenance arrangements, impact fees, reimbursement agreements, or other lawful mechanisms.

If property proposed for annexation is served by the Grand County Water and Sewer Agency, the City shall evaluate existing service agreements, facility ownership, service boundaries, capacity, transition requirements, rates, infrastructure condition, and any necessary interlocal agreements before approving annexation.

7.8 Private and Utility Services

Electric Service

The City does not provide municipal electric service. Expansion of electric facilities within newly annexed areas shall be the responsibility of developers in coordination with Rocky Mountain Power or a successor electric-delivery entity. The location and construction of electric lines above or below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances, engineering standards, and utility agreements.

Natural Gas Service

The City does not provide municipal natural-gas service. Expansion of gas facilities within newly annexed areas shall be the responsibility of developers in coordination with Dominion Energy or a successor gas-delivery entity. The location and construction of gas lines below public streets or within public rights-of-way shall be approved by the City in accordance with applicable ordinances and standards.

Telecommunications

Telecommunications facilities and services may be provided by Emery Telcom and other authorized providers. Developers shall coordinate with providers and the City regarding the location of facilities within public rights-of-way and utility corridors.

Solid Waste Collection

The City does not provide municipal solid-waste collection service. Expansion of solid-waste collection services within newly annexed areas shall be coordinated by developers with Solid Waste Special Service District or a successor waste-collection entity.

8. Capital Improvements and Financing

8.1 Capital Improvements

The extension and maintenance of utilities, streets, drainage facilities, parks, public-safety facilities, and other infrastructure should correspond to the City's Capital Improvement Plan, impact fee facilities plans, and other applicable infrastructure plans.

The City shall confirm whether its current Capital Improvement Plan addresses anticipated extension of facilities into the expansion area. If necessary, the City should update its capital-planning documents to identify anticipated annexation-related improvements, costs, priorities, timing, and funding sources.

8.2 Funding of Services

Municipal services are expensive and may be funded through a combination of public and private sources. Funding for the extension and expansion of municipal services may include, without limitation:

1. Developer installation of infrastructure necessary to serve new development.
2. Dedication of land, rights-of-way, easements, water rights, utility facilities, or other improvements, where authorized by law.

3. City-sponsored capital improvement projects funded through the City Capital Improvement Fund.
4. Special improvement districts or other assessment-based financing mechanisms.
5. Interjurisdictional projects undertaken in cooperation with the State, Grand County, special districts, utility providers, or other entities.
6. Grants, loans, bonds, enterprise-fund revenues, user fees, and other lawful funding sources.
7. Annexation, development, reimbursement, utility-extension, or infrastructure agreements.

The City shall not approve an annexation where necessary public improvements cannot be reasonably financed, constructed, maintained, or operated without creating an unacceptable fiscal burden on existing residents or businesses.

9. Non-Remonstrance Agreements

Where municipal services are requested to be established or increased for a property that does not voluntarily annex into the City at the time of the request, if the City decides to provide services to the property, it shall require a non-remonstrance agreement or other lawful agreement addressing future annexation, service extension, infrastructure obligations, and related matters.

Any non-remonstrance agreement shall be reviewed by the City Attorney, shall comply with applicable state law, and shall be recorded when required or appropriate. The agreement shall clearly identify the property, the services requested, the obligations of the property owner, the circumstances under which annexation may be pursued, and any limitations on the agreement's enforceability.

10. Environmental and Hazard Constraints

Areas within and near the expansion area contain steep slopes, unstable soils, flood channels, washes, floodplains, sensitive natural features, and other environmentally constrained lands. Annexation proposals in areas identified as Sensitive Area Development, Flood Plain, on the Anticipated Land Use of Future Annexation Area Map, or at the discretion of the City Engineer based on existing environmental hazard materials shall receive careful evaluation.

The City shall consider the potential for:

- Flooding, erosion, drainage hazards, and stormwater impacts.
- Unstable, expansive, or otherwise problem soils.
- Steep slopes, cliffs, geologic hazards, and limited emergency access.
- Impacts on riparian areas, scenic resources, viewsheds, wildlife habitat, agricultural lands, irrigation facilities, and other sensitive features.

- Disproportionate demand for drainage, flood-control infrastructure, roads, water, wastewater, emergency response, maintenance, and environmental mitigation.

The City may require technical studies, including geotechnical, drainage, floodplain, traffic, utility-capacity, fiscal-impact, environmental, or emergency-response analyses as part of an annexation application or development review.

11. Fiscal Impacts and Tax Consequences

The precise tax consequences of future annexations cannot be accurately determined until specific annexation proposals, land uses, assessed values, service demands, capital needs, and development timelines are known.

For each annexation proposal, the City shall evaluate, to the extent reasonably practicable:

- The anticipated effect on City revenues and expenditures.
- The effect on existing and future residents and property owners.
- The anticipated effect on Grand County, special districts, utility providers, and other affected entities.
- The likely need for new facilities, staffing, equipment, maintenance, and capital improvements.
- Potential property-tax, sales-tax, fee, utility-rate, impact-fee, and assessment consequences.
- The financial feasibility of providing municipal services over the short and long term.

The City may, at its sole discretion, provide: (i) understandable public information regarding foreseeable financial effects on annexing property owners and existing City residents when considering individual annexation proposals; and (ii) prepare a comparative City and County tax-rate chart as data and staff resources allow.

12. Effects on Neighboring Jurisdictions and Affected Entities

As the City's boundaries expand, Grand County, special districts, public agencies, utility providers, and other service entities may be affected. The City shall communicate and coordinate with affected entities when appropriate, including but not limited to:

1. Grand County.
2. Grand County School District.
3. Rocky Mountain Power.
4. Emery Telcom
5. Dominion Energy.
6. Moab Valley Fire Protection District.
7. Grand County Sheriff's Office.
8. Arches Special Service District.

9. Health Department of Southeastern Utah.
10. Grand County Water and Sewer Agency.
11. Solid Waste Special Service District
12. Moab Irrigation Company.
13. Utah Department of Transportation.
14. Canyonlands Health Care Special Service District.
15. Arches Special Service District
16. Other entities identified during review of a specific annexation proposal.

On October 8th, 2026, the Moab Planning Commission held a public meeting to receive public comment on the Annexation Policy Plan and Annexation Map. Pursuant to Utah Code § 10-2-803(2)(b), affected entities provided the following comments at or within 10 days after the hearing, and the City's responses to such comments are as follows:

Affected entity, Grand County, submitted a comment on October 8th, 2026, requesting additional time to review the plan and a joint workshop. The City will consider holding a public workshop and will continue to consider comments submitted by Grand County until final approval.

The City shall provide notice of this Plan and future annexation proposals as required by state law.

13. Development Standards and Pre-Annexation Agreements

All annexed properties shall be subject to the City's adopted development standards, zoning regulations, engineering standards, and other applicable City requirements, except to the extent a property has legally vested rights under state law.

If an annexation application includes a specific proposal for urban development, the City may, when authorized by law, require the applicant to enter into a pre-annexation agreement, development agreement, or other authorized agreement addressing, as appropriate:

- Anticipated land use and zoning.
- Phasing and timing of development.
- Required infrastructure and public improvements.
- Dedication of rights-of-way and easements.
- Water, wastewater, drainage, transportation, and utility improvements.
- Fire protection, emergency access, and public-safety requirements.
- Development contributions, reimbursement, impact fees, and financing.
- Environmental mitigation and hazard-reduction measures.
- Transition of services from County, special district, or private providers.
- Conditions necessary to protect public health, safety, welfare, and fiscal sustainability.

14. Growth Management and Density Policies

The City recognizes that growth-management and density policies are necessary to evaluate future zoning, infrastructure needs, public-service demands, and fiscal effects within the expansion area.

Before approving major annexations or significant development proposals, the City should consider:

- Population-growth trends in the Moab Valley and surrounding area.
- Existing and projected housing demand.
- Maximum development potential under likely zoning scenarios.
- Available water supply and wastewater capacity.
- Transportation capacity and access.
- Parks, recreation, schools, emergency services, and public-facility capacity.
- Environmental constraints and natural-resource protection.
- The ability of the City to provide and finance services at appropriate levels.

In preparing and updating this Plan, the City shall consider population-growth projections for Moab and adjoining areas for the next 20 years, the current and projected costs of infrastructure, urban services, and public facilities, and the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

The City may update this Plan, the General Plan, infrastructure plans, and the Future Land Use Map as more complete population, service-capacity, fiscal, and land-use data become available.

15. Annexation Policy Maps

15.1 Future Annexation Area

The City declares its interest in the areas identified on the Future Annexation Area Map and in other areas lying within one-half mile of the City's boundary, as provided by state law. The Future Annexation Area Map shall depict the geographic areas considered most favorable for future city expansion. The map visually displays the existing boundaries of the City of Moab in a red line and the future boundaries by a black line.

The future boundaries include the following description:

The legal description is expressed through the Annexation Boundary Map. (To be input when boundary is finalized)

15.2. Anticipated Land Use of Future Annexation Area

The Anticipated Land Use of Future Annexation Area Map describes anticipated future land uses for unincorporated Grand County properties within Moab's municipal expansion area. The map and the following designations provide policy guidance for evaluating annexation, future zoning, General Plan amendments, pre-annexation agreements, infrastructure planning, and development review.

The map is not zoning. Zoning shall be determined through the City's applicable legislative and administrative processes at the time of annexation or subsequent development review.

Agricultural

Agricultural areas contain active agricultural uses, open fields, pastures, orchards, irrigation facilities, and other land historically or currently used for farming or ranching. These areas should remain primarily rural and should be protected from premature urbanization, fragmentation, and incompatible development.

Limited residential development may be appropriate where it supports agricultural use and is consistent with available water, wastewater, transportation, drainage, and emergency services. The areas identified on the Annexation Boundary Map are included due to the need for a mix of urban and rural areas within the Moab Valley and a mechanism to plan service areas as such.

Commercial

Commercial areas are appropriate for commercial, employment, visitor-serving, and neighborhood-serving uses that benefit from access to major roads and existing or planned municipal services.

Commercial development should be concentrated in locations where it can be served efficiently and where it will not create unnecessary traffic, visual, noise, lighting, drainage, utility, or infrastructure impacts.

Industrial

Industrial areas are appropriate for light to heavy industrial uses, service-commercial uses, fabrication, storage, transportation, and other uses that may not be compatible with residential or commercial areas.

Industrial development should be located where roads, water, wastewater, drainage, fire protection, emergency access, and other infrastructure can support the intensity and operational needs of the use.

Mixed Use

Mixed-use areas are locations where residential, commercial, civic, and related uses may be appropriate within the same district, development, or building.

Mixed-use areas shall be evaluated at the time of annexation. Appropriate zoning shall reflect infrastructure capacity, public-service availability, compatibility with surrounding uses, development intensity, site constraints, and applicant needs.

Residential

Residential areas are primarily intended for housing, including single-family homes, duplexes, townhomes, multifamily housing, and other forms of residential development appropriate to the location.

Residential development should provide a range of housing types while preserving neighborhood livability, open space, views, and the natural character of the Moab Valley. Residential densities should reflect the capacity of existing and planned infrastructure, including water supply, wastewater treatment, roads, schools, parks, fire protection, emergency services, and drainage facilities.

Resort

Resort areas are appropriate for visitor-oriented lodging, outdoor recreation, guest accommodations, conference or event facilities, restaurants, and related commercial services as permitted based on the given zone.

Resort development should support Moab's tourism economy while recognizing limits on water supply, transportation capacity, wastewater facilities, emergency services, workforce housing, and the surrounding natural environment.

Sensitive Area Development

Sensitive Area Development includes areas containing significant natural, scenic, cultural, or geologic resources, including steep slopes, cliffs, washes, flood-prone areas, riparian corridors, important viewsheds, and other lands with high conservation value or development restrictions.

Sensitive areas should be developed only where impacts can be avoided or substantially reduced. Some sensitive areas may be appropriate for low-intensity commercial, residential, civic, or resort uses. Other sensitive areas should remain substantially undeveloped.

Annexation shall not be used to facilitate development that impairs the resource value of the area, creates unacceptable hazards, or requires disproportionate public expenditures for infrastructure or emergency services.

Where an area is designated both Sensitive Area Development and another use category, the underlying use category shall be considered together with applicable sensitive-area standards and constraints.

Federal Land

Federally owned lands are identified on the map as federal lands. These lands are not assigned a City land-use category because development decisions for those lands occur outside the City's land-use authority unless and until ownership, jurisdiction, or applicable law changes.

16. Plan Administration, Updates, and Implementation

16.1 Administration

The Community Development Department shall administer this Plan in coordination with Public Works, the City Engineer, Police Department, Parks and Recreation Department, Building Department, City Recorder, City Attorney, and other City departments and affected entities as appropriate.

16.2 Review and Update

The City should review this Plan at least every five years, or sooner when significant changes occur in:

- State annexation law.
- City boundaries or expansion-area conditions.
- Infrastructure capacity or service-provider arrangements.
- Adopted General Plan policies.
- Capital Improvement Plans or impact fee facilities plans.
- Environmental conditions, hazard mapping, or transportation systems.
- Major development trends or fiscal conditions.

Amendments to this Plan shall be processed and adopted in accordance with applicable state law and City procedures.

16.3 No Obligation to Annex or Serve

Nothing in this Plan requires the City to annex any property, extend a utility, accept a street or other public improvement, provide services before infrastructure is available, or approve a development application. The City retains discretion to evaluate each proposal based on

applicable law, public health and safety, fiscal capacity, service feasibility, environmental conditions, and consistency with adopted plans.

**CITY OF MOAB PUBLIC HEARING FOR THE DRAFT CITY OF MOAB
ORDINANCE 2026-21, AN ORDINANCE ADOPTING AN UPDATED
ANNEXATION POLICY PLAN, FUTURE ANNEXATION BOUNDARY
MAP, AND THE ANTICIPATED LAND USE OF FUTURE
ANNEXATION AREA MAP, AS APPENDIX C OF THE CITY OF MOAB
GENERAL PLAN.**

The City of Moab Planning Commission will hold a Public Hearing on October 22th, 2026, at approximately 6:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah. The purpose of this meeting is to solicit comment from affected entities and the public on the Proposed City Ordinance 2026-21, An Ordinance Adopting An Updated Annexation Policy Plan, Future Annexation Boundary Map, And The Anticipated Land Use of Future Annexation Area Map, As Appendix C of The City of Moab General Plan.

The public is invited to review and inspect all information available concerning such proposal(s) at the Moab City Offices during regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Thursday, 8:00 a.m. to 12:00 p.m. Friday up until October 22th, 2026. The public or any interested parties may present written or oral testimony to the Moab City Planning Department concerning the proposed action at the aforementioned time and place. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Certificate of Posting

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on October 7th, 2026.

Posted on the Moab City's website - www.moabcity.org on October 7th, 2026.

Published on State of Utah's Public Meeting Notice Website - www.utah.gov/pmn on October 7th, 2026

/s/ Johanna Blanco

Associate Planner



GRAND COUNTY COMMISSION
Melodie McCandless (Chair) · Bill Winfield (Vice-Chair)
Brian Martinez · Trish Hedin · Mike McCurdy
Mary McGann · Jacques Hadler

October 8th, 2026

Moab City Council
217 East Center Street
Moab, Utah 84532

Dear Mayor and Members of the Moab City Council:

Grand County appreciates the opportunity to review Moab City's proposed Annexation Policy Plan and Future Annexation Boundary.

The proposed expansion area encompasses a significant portion of the unincorporated Moab Valley. The proposed plan has implications for County land-use planning, transportation, public safety, and infrastructure. It also directly affects County property owners.

Utah Code § 10-2-803 requires an annexation policy plan to consider the interests of affected entities, including the County, as well as long-term growth, infrastructure, public facilities, and other factors affecting the proposed annexation.

Grand County has not had sufficient time to evaluate the proposal or obtain meaningful input from affected residents and property owners. We respectfully request that the City delay final consideration of the Annexation Policy Plan long enough for the County to complete its review, consider constituent concerns, and hold a joint workshop.

This request is not intended to challenge the City's authority or prevent the City from engaging in long-range planning. Rather, the County believes that decisions concerning the future governmental boundaries of the Moab Valley deserve thoughtful coordination between the two jurisdictions.

Grand County values its relationship with the City of Moab and looks forward to working together on this and other issues affecting our shared community.

Sincerely,

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

10/8/2026 | 4:25 PM MDT



TITLE: Consideration and Possible Approval of Planning Resolution 15-2026, A Planning Resolution Approving The Cooperative 1581 Landscaping Special Exception Request, for property 1581 Millcreek Dr., Moab, Utah 84532

DISPOSITION: Discussion and possible action

PRESENTER/S: Kaytlin Poynter, Junior Planner

ATTACHMENT/S:

Exhibit 1: Draft Planning Resolution 15-2026

Exhibit 2: Vicinity Map

Exhibit 3: Letter for Special Exception

STAFF RECOMMENDATION: Approve the Planning Resolution with conditions.

OTHER OPTIONS:

- Continue or table action to a later meeting with specific direction to City Staff as to additional information needed to decide; or
- Deny the Planning Resolution, giving specific findings for decision.

RECOMMENDED MOTION:

I move that the City of Moab Planning Commission Approve Planning Resolution No.15-2026, A Planning Resolution Approving The Cooperative 1581 Landscaping Special Exception Request, for property 1581 Millcreek Dr., Moab, UT. 84532.

SUMMARY:

Location: 1581 Millcreek Drive, Moab, Utah 84532
Property Owner: 22 Communities LLC
Parcel: #01-0017-0011
Current Zone: C-4, General Commercial Zone

Jake Williams ("Applicant") submitted an application on behalf of 22 Communities LLC for approval for a special exception to the Moab Municipal Code (MMC) 17.10 Landscape Standards on October 7, 2026, for property located at 1581 Millcreek Drive, within the C-4 General Commercial Zone. The special exception application was deemed complete and submitted for Planning Commission review on October 10, 2026.

Process: Special Exception Request to Buffering Standards

Request: The following Special Exception to the *Moab City Required Landscaping*:

1. A Special Exception to allow for no screening element to the buffering required



by MMC 17.10.050 Buffering and Screening Requirements.

Analysis:

The applicant submitted an exception request exempting the development from having to construct the screening element of the required Standard Buffering along the parcel line that abuts the Jasper Development and 2 other parcels that are currently owned by the same LLC.

Standard Buffering requirements are required as a use parameter of the Multi-Household use in the C-4 zone to protect neighboring properties from the increased externalities of a dense residential project. In this case, The Cooperative is bordered by another Multi-household development (Jasper) and property that is planned to also be developed into the Multi-Household use (Phases 2 and 3). All other aspects of Standard Buffering as listed below are being observed.

Between the two properties, a fence is being utilized for the retaining wall on Jasper's property, with no other screening occurring along the shared property line. Jasper was vested before the Landscaping Ordinance 23-08 passed, whereas The Cooperative isn't. This didn't require Jasper to build any buffering or fencing besides Zone Boundary Buffering, which is why no fencing was required for them between The Cooperative 1581 and Jasper parcels.

It is suggested that 22 Communities LLC may be given the Special Exception to allow for no screening fence buffering, given the Planning Commission requires fencing to be built upon sale of parcels 01-0017-0012 and 01-0017-0013 that 22 Cooperative, LLC currently owns.

RELEVANT LAWS, STUDIES & PLANS:

The applicant is seeking an exception for MMC 17.10.050(B) Buffering and Screening Requirements:

1. Standard buffering shall be installed and maintained where specifically or otherwise required within the Moab Municipal Code (MMC). Standard buffering shall consist of, at minimum:

- a. One canopy tree per one hundred linear feet.
- b. One ornamental/evergreen trees per fifty linear feet.
- c. One shrub per twenty-five linear feet.
- d. Maximum spacing between plants shall not exceed twenty-five feet at maturity.
- e. Screening shall be installed and maintained at six feet minimum.
- f. A buffer shall be installed and maintained at eight feet in width minimum.

The applicant is seeking an exception under MMC 17.10.050(E)



MOAB CITY PLANNING COMMISSION AGENDA

October 22, 2026

1. The land use authority may grant an exception to the zone boundary buffering and standard buffering where the land use authority determines that existing natural conditions are such that a lot cannot reasonably accommodate the required buffering or where existing natural conditions on the lot act as sufficient buffering. Alternatively, where the land use authority determines that landscaped screening is inappropriate for a lot, they may require the installation of a fence or wall to meet the buffering requirements. The following factors shall be considered when evaluating any request for exception:

- a. Physical characteristics of the site and surrounding area such as topography, vegetation, water features, etc.;
- b. Views and noise levels;
- c. Proximity or potential proximity to residential uses;
- d. Building and parking lot placement; and
- e. Location of outdoor storage, display, or sales areas.

RESPONSIBLE DEPARTMENT:

Planning Department

FINANCIAL IMPACT:

N/A

CITY OF MOAB PLANNING RESOLUTION NO. 15-2026

**A RESOLUTION APPROVING THE LANDSCAPING SPECIAL EXCEPTION REQUEST, FOR
PROPERTY LOCATED AT 1581 MILLCREEK DR., MOAB, UTAH, 84532**

WHEREAS, Jake Williams (“Applicant”) submitted an application on behalf of 22 Communities LLC for approval for a special exception to the Moab Municipal Code (MMC) 17.10 Landscape Standards on October 7, 2026, for parcel 01-0017-0011 at the property located at 1581 Millcreek Drive, within the C-4 General Commercial Zone; and

WHEREAS, the Applicant provided the City of Moab with the necessary documents and plans to complete the application for the requested Landscape Standards Exception, to allow an exception to the landscaping standards that require standard buffering between parcels and developments; and

WHEREAS, the regulations requiring these standards are located in MMC 17.10.050(B), Standard Buffering; and,

WHEREAS, the special exceptions to the MMC 17.10 Landscape Standards are to be approved by the Planning Commission (Commission) as found in MMC 17.10.070(E); and

WHEREAS, the Commission reviewed the required documents, plans, and recommendation prepared by City Staff in a public meeting held on October 22nd, 2026; and

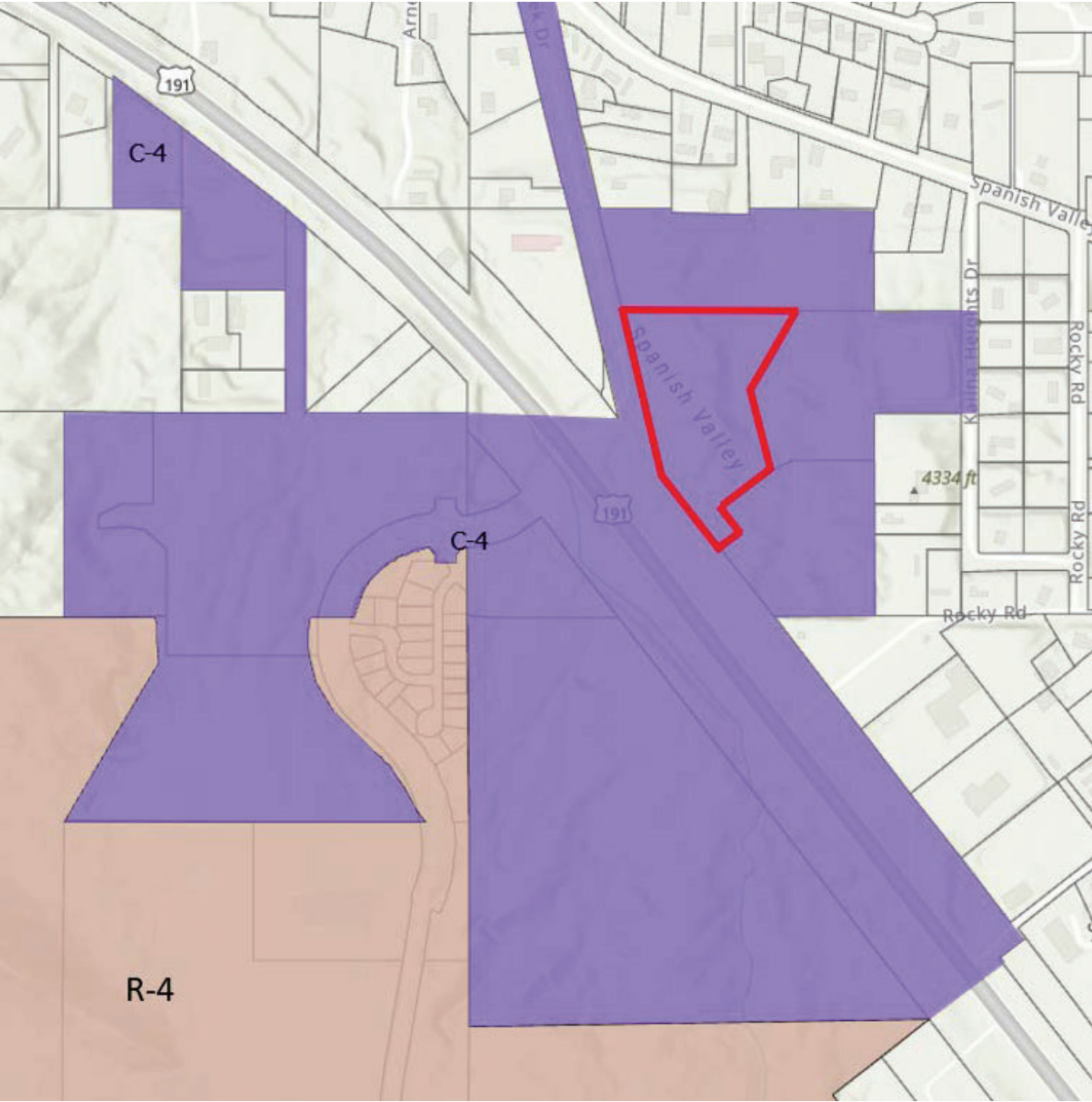
WHEREAS, following the consideration of the technical aspects of the pertinent code sections, the City of Moab Planning Commission, pursuant to Planning Resolution No. 15-2026, hereby finds, that The Cooperative 1581 Landscaping Special Exception Request sufficiently meets the criteria for consideration of approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOAB PLANNING COMMISSION, that the request for an exception to the Screening Element of Standard Buffering within the Landscape Standards for the property located at 1581 Millcreek Dr., Moab, Utah 84532, is hereby APPROVED.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on October 22nd, 2026.

Kya Marienfeld, Chair

Date





October 7, 2026

Johanna Blanco
City of Moab Planning Department

Re: The Cooperative 1581 | Landscaping Special Exception

Dear Johanna,

22 Communities requests a landscaping special exception to waive the required fence between the phases of The Cooperative 1581 in Moab and the remaining fence along the boundary between our property and Jasper.

Our goal is to create one connected neighborhood across all three phases. We envision a small trail system that allows residents to move freely between the properties, connecting neighbors and shared outdoor spaces. A fence between the phases would create a physical barrier that interrupts those connections and limits our ability to bring that vision to life.

The proposed fence alignment between our phases runs through a gully. We believe an open connection that responds to the natural terrain is more appropriate at this location than a continuous fence dividing the phases.

A portion of the fence along the boundary between our property and Jasper has already been built on top of the retaining wall. We request an exception from constructing the remaining fence along that boundary. Given the differences in topography and elevation between the properties, additional fencing would be difficult to construct and maintain. Most importantly, keeping the remaining boundary open would allow the landscapes of both properties to feel connected and welcoming, supporting a cohesive community across property lines. The existing fence would remain in place.

We respectfully request approval to omit the fence between the project phases and the remaining fence along the Jasper boundary, preserving the opportunity for a connected trail system and an open, cohesive neighborhood.

Thank you for your consideration and guidance.

Sincerely,

Jake Williams
22 Communities