

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ORDINANCE 2014-06**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, July 10, 2014 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on proposed Ordinance 2014-06, an ordinance amending the City of Moab Municipal Code, Chapter 17.3, SAR, Sensitive Area Resort Zone and specifically amending the Area, Width and Location Requirements of Section 17.32.030(A), Minimum Development Area, reducing the minimum area from forty acres to twenty four acres.

The proposed ordinance is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at [www.moabcity.org](http://www.moabcity.org). Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson  
Zoning Administrator

Published in the Times Independent, June 26, 2014 and July 3, 2014.

**ORDINANCE #2014-06**

**AN ORDINANCE TO AMEND THE MOAB MUNICIPAL CODE, TITLE 17.32, SENSITIVE AREA RESORT ZONE, AND SPECIFICALLY CHAPTER 17.32.030, AREA, WIDTH, AND LOCATION REQUIREMENTS**

**WHEREAS**, the City of Moab (“City”) adopted Chapter 17, Zoning, of the Moab Municipal Code (“Code”) in an effort to promote the health, safety, convenience, order, prosperity, and general welfare of the present and future inhabitants of the city by guiding development within the City of Moab in accordance with the General Plan; and

**WHEREAS**, the City has received an application requesting that the area requirements be reduced from forty (40) acres to twenty four (24) acres; and

**WHEREAS**, the Moab City Planning Commission held a duly advertised public hearing on July 10, 2014, to hear evidence and decide the merits of said amendment; and

**WHEREAS**, the Commission, after reviewing the public testimony and the recommendation of Staff favorably recommended to Council that the suggested amendment be adopted; and,

**WHEREAS**, Council reviewed the requested code amendment during a regularly scheduled public meeting to hear the testimony of the applicant and review recommendations from Staff and the Planning Commission on \_\_\_\_\_, 2014; and,

**WHEREAS**, Council found that the code amendment provides for a more efficient use of the City’s infrastructure and allows property owners to plan for greater develop of large properties that are less than forty (40) acres; and

**NOW, THEREFORE**, Council hereby declares and ordains that the following change is adopted and the specified code chapter and section are amended as noted below:

**17.32.030 Area, width and location requirements.**

A. Minimum Development Area. All development projects in the SAR zone must have a minimum of ~~forty~~ twenty four (24) acres.

In effect on the day of passage;

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on the \_\_\_\_ day of \_\_\_\_\_, 2014.

SIGNED:

\_\_\_\_\_  
David L. Sakrison, Mayor

ATTEST:

\_\_\_\_\_  
Rachel Stenta, Recorder

Narrative for Text Amendment of SAR Zone  
(Chapter 17.32.030 #A)  
Sue Dalton, Moab, UT  
June 16, 2014

The City of Moab General Plan “A Vision for Moab” projects Moab as a thriving healthy community that saves what is best from the past and carefully integrates the best of what is new and innovative. Moab is a diverse community with many needs. It has need for housing for people who live and work here, but it also has a need for individuals wanting to invest in our community. Some areas in our little valley are conducive to affordable housing but others are more conducive to resort communities, intermixing private residences, overnight accommodations and commercial activities (SAR Chapter 17.32.010 #B Objectives and Characteristics) This could bring in more tax dollars and help preserve the beauty that attracts these people to our area in the first place (General Plan #9). With an option to invest in our community within and potentially outside the city limits, the SAR Zone would be a great fit.

I propose that the SAR (Sensitive Area Resort Zone #A, Minimum Development Area) referenced in the title above to be reduced from the 40 acres minimum to a 24 acre minimum. By amending the SAR Zone code now, while it is in its beginning stages, it will save the city of Moab much headache in the future. Moab does not have much land available to develop at this time, but in the future there are property owners who may be interested in annexing into the City and being a part of the SAR Zone. This would encourage annexation of land that is contiguous land beneficial to the City (General Plan, Sect. 2, VI.3).

Some of these parcels are adjacent to the State of Utah development known as “The Lion’s Back Project”. With water

and sewer projected to cross some of these lands, it is in the best interest of Moab's Economic Development for these owners to be able to annex into Moab under the SAR Zone. This would provide a natural way to minimize impacts between transitions in types of land use, especially between commercial and residential uses (General Plan, Sect. 2, I.7)

By amending the SAR code minimum acre rule, this will allow future annexed properties to follow the General Plan, Sect. 5, I.1, 2, #3 by encouraging a mixed variety of housing types to attract economic development and maintain growth while meeting needs of people wanting to invest in our community. It would help maintain the integrity of residential areas with compatible types of housing and development. It would also help enforce health, welfare and safety laws so that properties are maintained and house values are enhanced. This would also enhance the natural and visual resources and support the General Plan, Sect. 2, I.2 by encouraging new development to be an asset to the community in terms of appearance, quality of life, impact on City Services, and the natural environment. It would also protect the economic base of Moab by identifying areas where desired and appropriate growth can occur and emphasize diversity in growth (General Plan, Sect. 2, I.5.a). For this reason the code should be considered as a use-by-right so that development of future parcels stay in harmony with development that is already planned and moving forward.

These potential parcels, under SAR Zone would meet goals of General Plan, Sect. 2, III.1 & 2 to protect ridgelines, hillsides and mountains in the city and to protect similar sensitive areas surrounding Moab. It would also help protect scenic views and night skies because of the structure of the SAR Zone.

There are some parcels that could be annexed into the City that are directly adjacent to existing trail systems. By approving this

SAR code amendment these trails could possibly be expanded. This would support General Plan, Sect. 2, IV.2.a by development of additional pedestrian and bicycle systems within the city, and by providing access to outlying BLM and other public trails. This is also in-keeping with SAR Zone objectives 17.32.010 to have trail access from developments to nearby scenic and recreational areas.

The parcels that could be annexed into the SAR Zone in Moab are conducive to General Plan, Sect. 3, II.3.d by encouraging clustering of commercial enterprises such as overnight accommodations in single family residences, townhomes and individual rental units. The General Plan, Sect. 4, I.1, 3 & 4 encourage visual appearance criteria in site design, architecture and landscaping of new construction which encourages flexibility and promotes innovative, quality urban design and efficient land use. It also encourages high quality site and architectural design in landscape and construction and cluster development with open space. All this criteria fits in with the SAR Zone proposed amendment.

In conclusion, the SAR Zone meets the look and feel of a quality, well planned beautiful and diverse community, but most properties that would benefit and fit well in the SAR Zone do not have enough acreage to be allowed in that zone. This is why I am proposing that the code be amended.