

**CITY OF MOAB**  
**NOTICE OF ANNEXATION PUBLIC HEARING**  
**PROPOSED ORDINANCE 2025-16**

The City of Moab will hold a Public Hearing on Wednesday, November 12, 2025, 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 hearing is to solicit public input on Proposed Ordinance 2025-16 – An Ordinance of the City Council of Moab Annexing the Shamrock 25 LLC Property at 1410 S. Highway 191 to the City of Moab and Assigning the Zone of C-3 Central Commercial to the Parcel.

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.

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**Certificate of Posting**

Posted in the Moab City Offices at 217 E. Center St., Moab, Utah, on October 31, 2025.

Posted on the Moab City's website – [www.moabcity.org](http://www.moabcity.org) on October 31, 2025.

Published on State of Utah's Public Meeting Notice Website – [www.utah.gov/pmn](http://www.utah.gov/pmn) on October 31, 2025.

Class B notice - mailed to all property owners within 1/2 mile radius of the property on October 31, 2025, pursuant to U.C.A. and 10-2-810(7) and 63G-30-102(2).

/s/ Sommar Johnson  
City Recorder

## **CITY OF MOAB ORDINANCE 2025-16**

### **AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE SHAMROCK 25, LLC PROPERTY AT 1410 S. HIGHWAY 191 TO THE CITY OF MOAB AND ASSIGNING THE ZONE OF C-4 GENERAL COMMERCIAL TO THE PARCEL**

The following findings describe the intent and purpose of this ordinance:

- a. Shamrock 25, LLC, owns approximately 1.83 acres in Grand County as described in Exhibit 1 (the “Property”); and
- b. On June 11, 2025, the Moab City Council (the “Council”) held a regularly scheduled meeting during which time it reviewed and approved a pre-annexation agreement regarding the Property, Section 6 of which sets forth minimum project development standards for the Project that are contingent upon Shamrock 25, LLC filing an annexation petition and the Council approving the petition in accordance with the annexation procedures set forth in Utah Code, Title 10, Chapter 2, part 8 (the “Act”); and
- c. On September 15, 2025, Shamrock 25, LLC, filed a petition (the “Petition”) with the Council seeking to annex the Property into the City; and
- d. The Property is unincorporated and has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and
- e. On September 23, 2025, the Council accepted the Petition for further consideration pursuant to U.C.A. 10-2-807; and
- f. In accordance with U.C.A. 10-2-808, the Moab City Recorder certified the Petition and published notice of the same on October 7, 2025, thereby notifying the public to file protests by November 11, 2025; and
- g. The Moab Planning Commission reviewed the Petition in a public meeting held on October 23, 2025, to review the annexation and the requested zoning for C4 (General Commercial) Zone and found that the zone is acceptable for the types of uses proposed for the area; and
- h. No protests that complied with the requirements of U.C.A. 10-2-810 were filed after publication of notice of the Petition; and
- i. On November 12, 2025, the Council held a duly noticed public hearing on the Petition pursuant to U.C.A. 10-2-810(7); and
- j. After receiving and considering public comment on the Petition, the Council has determined that the Property meets the requirements of Moab City's annexation policy plan; and
- k. The Council has determined that the Property meets the annexation requirements of Utah State Code, including but not limited to the annexation procedures set forth in the Act; and

l. The Council finds that the Petition meets the criteria for annexation of the Property into the City under the Act, including U.C.A. 10-2-804 and U.C.A. 10-2-811(10) because:

1. The Property is a contiguous area and is contiguous with City boundaries; and
2. The Property is located within the City's expansion area as specified in its annexation policy plan under Section 1.32.030 of the Moab Municipal Code; and
3. The Property is not incorporated within the boundaries of another municipality; and
4. The annexation does not create or leave unincorporated islands and will reduce the size of an existing unincorporated peninsula in the vicinity of S. Highway 191; and
5. The Property will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area; and
6. The Property does not include rural real property or private real property located in a mining protection area; and
7. The Property is not within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality; and
8. The Property is not located within a "project area" as that term is defined in U.C.A. 63H-1-102.

m. The Council has held the appropriate public hearings, gave the appropriate public notice, and received public input pursuant to U.C.A. 10-2-810(7).

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Petition is approved and the property known as the Shamrock 25 LLC Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 1410 S. Highway, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, shall be the C-4 General Commercial Zone.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102(1).

[execution on following page]

PASSED AND APPROVED this 12<sup>th</sup> day of November 2025, by a majority of the City of

Moab City Council.

SIGNED:

\_\_\_\_\_  
Joette Langianese, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on

Effective date of ordinance: \_\_\_\_\_

## SUMMARY OF MOAB CITY ORDINANCE NO. 2025-16

On November 12, 2025, the Moab City Council enacted Ordinance No. 2025-16, annexing the Shamrock 25, LLC property at 1410 S. Highway 191 to the City of Moab and assigning the zone of C-4 General Commercial to the parcel.

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By: Joette Langianese, Mayor

ATTEST

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Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting \_\_\_\_\_  
Council Member Myers voting \_\_\_\_\_  
Council Member Taylor voting \_\_\_\_\_  
Council Member Topper voting \_\_\_\_\_  
Council Member Wojciechowski voting \_\_\_\_\_

A complete copy of Ordinance No.2025-16 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

“Exhibit 1”

BEGINNING 927.5 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, THENCE WEST 224.4 FEET; THENCE NORTH 427.6 FEET TO HIGHWAY RIGHT OF WAY; THENCE SOUTH 58°03' EAST ALONG SAID RIGHT OF WAY 280.0 FEET; THENCE SOUTH 262.0 FEET TO THE POINT OF BEGINNING.

DRAFT

[illegible]