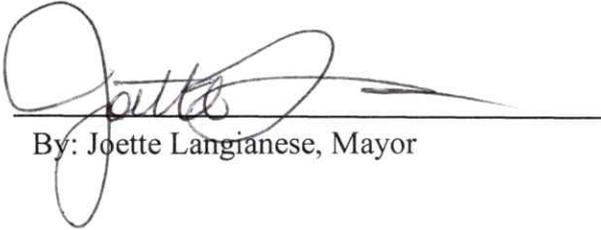


SUMMARY OF MOAB CITY ORDINANCE NO. 2025-16

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.



By: Joette Langianese, Mayor

ATTEST



Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting	AYE
Council Member Myers voting	AYE
Council Member Taylor voting	AYE
Council Member Topper voting	AYE
Council Member Wojciechowski voting	AYE

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

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:

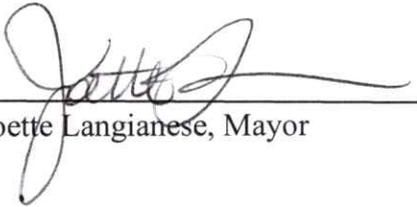
1. The Petition is approved and the property known as the Shamrock 25 LLC Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 1410 S. Highway, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning 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 12th day of November 2025, by a majority of the City of Moab City Council.

SIGNED:



Joette Langianese, Mayor

11/12/25
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
NOVEMBER 13, 2025

Effective date of ordinance: NOVEMBER 13, 2025

“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.

“Exhibit 2”

