

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ORDINANCE 2011-01**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 13, 2011 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 2011-01, An Ordinance Amending the City of Moab Municipal Code, Title 17.00, Zoning, and Specifically Amending Chapters 17.06 and 17.45 with the Addition of Other Public Facilities in the R-2 Zone.

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, December 30, 2010 and January 6, 2011.

**ORDINANCE #2011-01**

**AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, TITLE 17.00, ZONING, AND SPECIFICALLY AMENDING CHAPTERS 17.06, 17.09, AND 17.45 WITH THE ADDITION OF OTHER PUBLIC FACILITIES IN THE R-2 ZONE**

**WHEREAS**, the City Council (“Council”) adopted the Moab Municipal Code (“Code”) and especially Chapter 17.00.00, also known as “The Zoning Ordinance of Moab City, Utah” in an effort to encourage and facilitate orderly growth and development in the City of Moab (“City”) as well as to promote a more attractive and wholesome environment; and

**WHEREAS**, from time to time the City has determined that there is a need to amend the Code in order to make the text more contemporary, align the language with Utah State Code, and provide for a use that was not anticipated at the time of adoption; and

**WHEREAS**, the City of Moab Planning Commission (“Commission”) in a duly advertised public hearing held on January 13, 2011, met to hear testimony and determine the merits of the changes to Title 17.000 of the Moab Municipal Code; and

**WHEREAS**, the Commission found that the proposed changes to Title 17.00, *Zoning*, would benefit the Planning Commission, City Council, and Appeals Authority as well as the residents of Moab City; and

**WHEREAS** the Commission unanimously voted to recommend that Council adopt the amended language and that adoption of Ordinance #2011-01 is in the best interests of the citizens of Moab; and,

**WHEREAS**, Council reviewed Ordinance #2011-01 in a regularly scheduled public meeting held on \_\_\_\_\_, 2011, to hear and decide the merits of the proposed changes to Title 17.00 of the Moab Municipal Code; and,

**WHEREAS**, Council found that the amendments to the code are in the best interests of the City.

**NOW, THEREFORE**, the Moab City Council hereby ordains that Ordinance #2011-01 is hereby adopted to amend the Municipal Code with the following text:

Chapter 17.06, *Definitions*, shall be amended with the following definition:

“**Other public facilities** include, but are not limited to, governmental functions such as libraries, museums, parks, playgrounds, recreational centers, police, fire, or utilities facilities, that are public owned or operated or under public control and jurisdiction, and subject to the provisions of this code. “

**AND, FURTHERMORE**, the *Table of Conditional Uses* in Chapter 17.09.530, shall be amended to show the addition of a new Conditional Use in the R-2 Zoning District named “Other Public Facilities”:

**Conditional Use Matrix.** The following table is a list of conditional uses in the appropriate zones. The general and specific conditions for approval for the review requirements are listed in subsection (h) of this chapter and additional review criteria are listed in Chapter 17.09.531 Conditions for approval of specific conditional uses below.

CONDITIONAL USES	R-1	R-2	R-3	R-4	RA-1	A-2	C-1	C-2	C-3	C-4	C-5	SAR	MH/RV	FC-1	RC	I
<b>Residential uses</b>																
Dwellings(1)										C						
Historic Residential Uses (2)									C							

Secondary dwelling Unit (3)		C	C	C	C												
Multi-family dwellings of 7 or more units (4)			C	C													
Group Home (5)	C	C	C	C	C	C											
<b>Public services</b>																	
Utility provider structures and buildings (6)		C	C	C	C	C	C	C	C	C				C			
<b>Agricultural uses</b>																	
Premises agricultural occupations (specifically retail with feed, seed, fertilizer, equipment and similar items) (7)					C	C											
<b>Transportation-related uses</b>																	
Storage or Trucking Company/Terminal (8)									C	C							
<b>Recreational and Entertainment Uses</b>																	
B&B /rooming or boarding house (9)		C	C	C													
RV /travel trailer park (10)										C							C
RV area within a mobile home park (11)														C			
Golf Courses (12)					C	C											
RV court (13)										C				C			
Outfitters and guide services (14)																	C
Outdoor recreational uses, commercial (15)																	C
<b>Industrial Uses</b>																	
Self storage warehouse (16)														C			
Asphalt/concrete batching plant, permanent (17)														C			
<b>CONDITIONAL USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>RA-1</b>	<b>A-2</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>SAR</b>	<b>MH/RV</b>	<b>FC-1</b>	<b>RC</b>	<b>I</b>	



4. Dust, glare, odor, and noise shall be confined within the boundaries of the property;
5. Outside storage of equipment, materials, and supplies shall be prohibited;
6. The use shall demonstrate that there is a benefit to the neighborhood or community;
7. A traffic study may be required to evaluate the impacts on the public rights of way.

**AND**, 17.45.020, *Use requirements*, for the R-2 Zone shall be amended with the addition of an Item K, Other Government Facilities, as allowed under an approved conditional use permit, and read:

Conditional Uses.

- K. Other public facilities are allowed when an approved conditional use permit has been granted by the City as required under Chapter 17.09.530.