

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2016-01**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 28, 2016 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 2016-01, an ordinance amending the City of Moab Municipal Code, Chapter 17.15.050, Residential Area Regulations Summary, and 17.45.060(B), Special Provisions.

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. 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, January 14, 2016 and January 21, 2016.

ORDINANCE #2016-01

AN ORDINANCE TO AMEND CHAPTER 17.45.060, SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE AND 17.15.050, RESIDENTIAL AREA REGULATIONS, OF THE MOAB MUNICIPAL CODE REFERENCING THE SIZE OF RESIDENTIAL SINGLE-FAMILY USES

WHEREAS, the City of Moab (“City”) adopted Chapter 17, Zoning, of the Moab Municipal Code (“Code”) 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 received an application for a Code text amendment from Mr. William Mattson of William Mattson and Associates, with offices at 100 East Gregory Avenue, Telluride, Colorado 81435, as owner of record of a parcel located in the R-2, *Single-family and Two-family Residential Zone* that requests a reduction to the minimum square footage of residential uses in the R-2 Zone; and

WHEREAS, the area of a single-family dwelling in the R-2 is currently five hundred (500) square feet, Mr. Mattson is asking that Council reduce the area to *two-hundred and fifty* (250) square feet as shown below; and

WHEREAS, the Moab City Planning Commission held a duly advertised public hearing on January 28, 2016, to hear and decide the merits of said amendment; and

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

WHEREAS, Council held a duly advertised public hearing during a regularly scheduled meeting to hear public evidence and review the recommendations from the Planning Commission on _____, 2016; and,

WHEREAS, Council desires to encourage affordable housing in our community for all residents regardless of physical or mental health, race, or socio-economic level; and

WHEREAS, Council desires to encourage a compact, more sustainable type of development to reduce sprawl, inefficient use of utilities, and reduced maintenance costs for housing.

NOW, THEREFORE, Council hereby declares and ordains that the following changes are adopted and the specified code chapter and sections are amended as noted below:

17.15.050 Residential Area Regulations summary, paragraph (a), table of Residential Area Regulations; the minimum Single Family Dwelling Minimum Ground Floor Area that is 500 square feet will be amended to read 250 square feet.

(a) Schedule of Residential Area Regulations. The following residential area regulations schedule summarizes the regulations of this code with regard to minimum lot size, minimum yards, maximum lot coverage, minimum floor area per dwelling unit, and maximum building height of residential uses in the various zoning districts. The standards shown in the following schedule may be modified by additional

provisions contained in this section or in the individual district regulations. In the event of any conflict between the text of this section and the schedule of residential area regulations, the text shall control.

Residential Area Regulations						
Development Standard	R-1	R-2	R-3	R-4	RA-1	
Single-family Dwelling						
Minimum Lot Area/unit (sq ft)	10,000	5,000	5,000	5,000	43,560	
Minimum Front Yard (ft)	25 ⁽ⁱ⁾	15	15	15	25 ⁽ⁱ⁾	
Minimum Side Yard, first side (ft)	10 ⁽ⁱⁱⁱ⁾	7	7	7	10	
Minimum Side yard, second side (ft)	14	7	7	7	14	
Minimum Side Yard, Corner	20	15	12	12	25	
Minimum Rear Yard Inter. (ft)	15	12	12	10	25	
Minimum Rear Yard Corner (ft)	25 ⁽ⁱⁱ⁾	15	15	12	20	
Max Net Lot Coverage (%)*	-	60*	60*	60*	-	* See footnotes (vi) and (vii)
Max. Height (ft)	40	30	30	30	40	
Min. Lot Width (ft)	90	50	50	50	125	
Minimum Ground Floor Area/Structure (sq ft)	1,200	250	500	500	1,000	

AND, Section 17.45.060, *Special provisions*, paragraph B shall be amended to read:

B. The ground floor area of all dwellings shall be at least *two-hundred and fifty* square feet.

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 _th day of _____, 2016.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Stenta, Recorder