

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2011-16**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 11, 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 2011-16, An Ordinance Amending the City of Moab Municipal Code, 17.09.030 by Including the Residential Use of Townhome as an Exception to the One Dwelling-One Lot Provision

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, July 28 and August 4, 2011.

ORDINANCE #2011-16

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, SECTION 17.09.030 BY INCLUDING THE RESIDENTIAL USE OF TOWNHOME AS AN EXCEPTION TO THE ONE DWELLING-ONE LOT PROVISION

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 living environment; and

WHEREAS, from time to time the City has noticed that there is a need to amend the Code Chapters to facilitate growth that is beneficial to all of Moab residents; and

WHEREAS, in compliance with the adopted Affordable Housing Plan, the Planning Commission adopted a “List” of Barriers to Affordable Housing identified in the Municipal Code; and

WHEREAS, specific code sections have shown to be a barrier to affordable housing but were not included in the officially adopted “List”; and

WHEREAS, Ordinance #2011-16 has been drafted to address a newly identified barrier to affordable housing options; and

WHEREAS, the City of Moab Planning Commission (“Commission”) met in a duly advertised public hearing held on July 28, 2011, to hear testimony and determine the merits of the changes to the Code; and

WHEREAS the Commission unanimously voted to recommend to Council that adoption of the new language was in the best interests of the City of Moab community-wide effort to create affordable housing; and,

WHEREAS, Council reviewed Ordinance #2011-16 in a duly advertised public hearing held on _____, 2011, to hear and decide the merits of the proposed changes to Chapter 17.09.03040, _____ of the Moab Municipal Code; and,

WHEREAS, Council found that the amendment to the code is in the best interests of the City.

NOW, THEREFORE, the Moab City Council hereby ordains that Ordinance #2011-16 is hereby adopted to amend Code Chapter 17.09.030, *Every dwelling to be on a zoning lot*, that currently reads:

“Only one building which contains a dwelling shall be located and maintained on a zoning lot as defined in this title, except for dwellings within a court apartment, a planned unit development, mobile home park and other large-scale development.”

To Read

“Only one building which contains a dwelling shall be located and maintained on a zoning lot as defined in this title, except for dwellings within a townhome development, court

apartment, a planned unit development, mobile home park and other large-scale development.”

PASSED AND APPROVED in open session by a majority vote of the Governing

Body of Moab City Council on _____, 2011.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Ellison, Recorder