

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2013-09**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 8, 2013 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 2013-09, an ordinance amending the City of Moab Municipal Code, especially Chapters 16.24.020, Design Standards Specified, 17.09.660, Site Plan—Required, 17.65.060, Supplementary Regulations for Mixed-Use MPD Developments within Commercial Zones, and 17.66.150, Final Plan and Approval, and referencing Chapter 12.24, Tree Stewardship.

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 25, 2013 and August 1, 2013.

ORDINANCE #2013-09

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, ESPECIALLY CHAPTERS 16.24.020, DESIGN STANDARDS SPECIFIED, 17.09.660, SITE PLAN—REQUIRED, 17.65.060, SUPPLEMENTARY REGULATIONS FOR MIXED-USE MPD DEVELOPMENTS WITHIN COMMERCIAL ZONES, AND 17.66.150, FINAL PLAN AND APPROVAL, AND REFERENCING CHAPTER 12.24, TREE STEWARDSHIP.

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, Chapter 12.24, Tree Stewardship, was adopted by Council to provide developers a clear understanding for planting trees within the city, but, at the time of adoption, the chapter was not referenced in Title 17.00, Zoning, or 16.00, Subdivisions; and

WHEREAS, the City has found it necessary to amend specific chapters so that a clear reference to the requirements of Chapter 12.24, Tree Stewardship, can be made; and

WHEREAS, the City of Moab Planning Commission (“Commission”) in a duly advertised public hearing held on _____, 2013, met to hear testimony and determine the merits of the changes to Chapter 16.24.020, 17.09.660, 17.65.060, and 17.66.150 of the Moab Municipal Code; and

WHEREAS the Commission unanimously voted to recommend that Council adopt the amended language and that adoption of Ordinance #2013-09 is in the best interests of the citizens of Moab; and,

WHEREAS, the Commission found that the proposed changes to said code chapter would benefit the City and the public at large to insure that appropriate detailed site plans are submitted with a development application; and

WHEREAS, Council held a public meeting on _____, 2013, to discuss the merits of the code amendments and agrees with the Planning Commission that the amendments to the code are in the best interests of the City and residents.

NOW, THEREFORE, the Moab City Council hereby ordains that Ordinance #2013-09 is hereby adopted to amend the Municipal Code as follows:

16.24.020 Design standards specified.

- L. The subdivider shall install the following improvements in all streets within the subdivision in accordance with the standards and to the specifications of the city and the city engineer:
 - 1. Street grading and surfacing,
 - 2. Curbs and gutters,
 - 3. Sidewalks and approaches,
 - 4. Fire hydrants,

5. Street lighting,
6. Landscaping, if required, in accordance with Chapters 17.09 and 12.24.

17.09.660 Site plan--Required.

H. Landscape Plan. Applicants shall submit four copies of a landscape plan. Details shall include size and species of plantings, an irrigation plan, xeriscape plan, a care and maintenance plan. All applicable code sections of the Moab Municipal Code must be used to develop the landscape plan including Chapter 12.24, *Tree Stewardship*. Proposed erosion control and details must also be noted on the landscape plan.

17.65.060 Supplementary regulations for mixed-use MPD developments within commercial zones.

L. Landscaping and Trees Required. In addition to the landscaping requirements of Chapter 17.09 and 12.24, *Tree Stewardship*, of this code, the following landscaping treatments shall be required of all mixed-use MPD in established commercial zones:

17.66.150 Final plan and approval.

- E. Detailed landscaping plans in accordance with Title 17.00 and Chapter 12.24, *Tree Stewardship*, showing the types and sizes of all plant materials and their locations, decorative materials, recreation equipment, special effects, and sprinkler or irrigation systems;

EFFECTIVE IMMEDIATELY UPON ADOPTION.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on the __ day of _____, 2013.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Stenta, Recorder