

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ORDINANCE 2013-11**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, August 22, 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 2013-11, an ordinance to amend Title 17.65.080 of the Moab Municipal Code, by amending a portion of the Master Planned Development (MPD) review procedures and clarifying the public hearing requirement.

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, August 8, 2013 and August 15, 2013.

**ORDINANCE #2013-11**

**AN ORDINANCE TO AMEND TITLE 17.65.080 OF THE MOAB MUNICIPAL CODE, BY AMENDING A PORTION OF THE MASTER PLANNED DEVELOPMENT (MPD) REVIEW PROCEDURES AND CLARIFYING THE PUBLIC HEARING REQUIREMENT**

**WHEREAS**, the City of Moab (“City”) adopted Chapter 17, Zoning, of the Moab Municipal Code (“Code”) in an effort 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 of Moab (“City”) adopted Chapter 17.65, *Master Planned Developments*, to

1. Provide greater flexibility and more creative and imaginative design than generally is possible under conventional zoning regulations,
2. Promote more economical and efficient use of the land by providing better coordination of necessary infrastructure, site amenities, and protection of natural systems,
3. Encourage innovative planning and provide a variety of housing types and configurations, resulting in more mixed-use development, improved protection of open spaces, and increased transportation options.
4. Encourage developments that recognize the relationship between buildings and their use, open space and public spaces, pedestrian vitality, ecological process, and varied forms of transportation, providing opportunities for innovative and diversified development,
5. Preserve, to the greatest extent possible, the existing natural and cultural landscape features and amenities that may not otherwise be protected through conventional development; and

**WHEREAS**, it was identified by City Staff (Staff) and the Planning Commission (“Commission”) that the table in Section 17.65.080, A, 4 was not clear as to the requirements for a public hearing and the appropriate timing for appeals; and

**WHEREAS**, the Moab City Planning Commission held a duly advertised public hearing on \_\_\_\_\_, 2013, 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 meeting to review the recommendations from Staff and the Planning Commission and decide the merits of said amendment on \_\_\_\_\_, 2013; and,

**NOW, THEREFORE**, Council hereby declares and ordains that the following changes shall be made to the table in Chapter 17.65.080, subsection A, 4, as amended below:

**17.65.080 MPD review procedures**

17.65.080 A, 4.

Master Planned Developments, Approval Process & Authority					
Step	Task	Advisory	Approval	Public Hearing	Appeal
1	Pre-Application Meeting(s)	Staff	Staff	*	*
2	Complete Application, Fees	Staff	Staff	*	*
3	Concept MPD	Staff	Planning Commission	*	*
4	Preliminary MPD	Planning Commission	City Council	Planning Commission (except mixed use MPD in commercial zone if a plat is not required by state law)	**
5	Final MPD	Planning Commission	City Council	*	**

\* Not required

\*\* Appeals authority

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 \_\_\_\_ day of \_\_\_\_\_, 2012.

SIGNED:

\_\_\_\_\_  
David L. Sakrison, Mayor

ATTEST:

\_\_\_\_\_  
Rachel E. Stenta, Recorder