

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ORDINANCE 2013-12**

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 2013-12, an ordinance amending the City of Moab Municipal Code, Title 16.08.010, Preliminary Procedures, amending the time frame for submitting plat applications to the City and recording the final plats with the County Recorder.

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 #2013-12**

**AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, TITLE 16.08.010, PRELIMINARY PROCEDURE, AMENDING THE TIME FRAME FOR SUBMITTING PLAT APPLICATIONS TO THE CITY AND RECORDING THE FINAL PLATS WITH THE COUNTY RECORDER**

**WHEREAS**, the City Council (“Council”) adopted the Moab Municipal Code (“Code”) and especially Title 16.00 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 has found that it is necessary to amend the requirements for recording of approved plats; 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 16.08.010 of the Moab Municipal Code; and

**WHEREAS** the Commission unanimously voted to recommend that Council adopt the amended language and that adoption of Ordinance #2013-12 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 public at large and the City to insure that appropriate detailed site plans are submitted with a development application; and

**WHEREAS**, Council agrees with the Planning Commission and found 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 #2013-12 is hereby adopted to amend the Municipal Code as follows:

**16.08.010 Preliminary procedure.**

Before dividing any tract of land into two or more lots, a subdivider shall:

- A. Prior to or coincident with the submission of the preliminary plat, file with the zoning administrator a completed subdivision information form or forms to be furnished by the zoning administrator;
- B. File with the zoning administrator for examination and subsequent approval or disapproval by the planning commission, after a public hearing noticed according to Utah State Code 10-9a-207, eight black and white prints of the preliminary plat prepared in conformance with the provisions of this title. Prints shall be filed at least ~~thirty~~thirtyfive (30) days prior to the planning commission meeting at which time the plat may be considered, and shall be accompanied by a filing fee in conformance with the following schedule:

1. The fee schedule for subdivisions shall be established by resolution.
- C. Within one year after receiving approval of the preliminary plat by the planning commission, unless such time is extended by the planning commission, submit the original and three copies of the final plat to the planning commission for final approval or disapproval, as the case may be;
- D. The city administrator shall present, after the planning commission has given approval to the plat, the original of the final plat to the city council for their decision;
- E. Following final approval by the city council, the final plat bearing all official signatures and/or approvals as herein required shall be submitted to the office of the county recorder for recording by the subdivider. A sepia, autopositive, CD disc or other reproducible copy together with two standard prints of the final plat shall be supplied to the zoning administrator. The final plat of a subdivision shall be recorded within a period of one hundred eighty (180) days following approval by the city council. A one-time extension of an additional thirty days may be granted at the discretion of Council. Failure on the part of the subdivider to record a final plat of a subdivision within ~~the time~~ a period of ninety days following approval by the city council shall above, shall render the plat invalid and reconsideration by both the city planning commission and the city council will be required before its acceptance.

Passed and adopted by action of the Governing Body of the City of Moab in open session this \_\_\_\_ day of \_\_\_\_\_, 2013.

City of Moab

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

Attest:

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Rachel Stenta