

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2013-14**

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 2013-14, an ordinance amending the City of Moab Municipal Code, Title 17.36.020, Use Requirements, amending the listed uses of the I-1, Industrial Zone.

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, August 8, 2013 and August 15, 2013.

ORDINANCE #2013-14

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, TITLE 17.36.020, USE REQUIREMENTS, AMENDING THE LISTED USES OF THE I-1, INDUSTRIAL ZONE

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, 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 some types of uses would be appropriate uses in the I-1 Industrial Zone; 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 17.09.220 of the Moab Municipal Code; and

WHEREAS the Commission unanimously voted to recommend that Council adopt the amended language and that adoption of Ordinance #2013-04 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 #2013-04 is hereby adopted to amend the Municipal Code to repeal section 17.36.020 Use requirements A-J in its entirety and is replaced by with following::

17.36.020 Use requirements.

The following buildings, structures and uses of land shall be permitted in the I-1 industrial zone upon compliance with requirements as set forth in this title:

- A. Manufacturing, compounding, processing, packaging, fabrication and warehousing of goods and materials, but not to include processing of animal by-products, livestock feed yards, or steel manufacturing, oil refineries, wallboard manufacturing and similar establishments which emit offensive fumes, smoke, noise, odor, etc.
- B. Asphalt and concrete mixing plants, coal yards, earthmoving equipment and equipment storage, gas and oil wells, gas and oil storage facilities, public buildings and public utility buildings, craft shops, tire recapping establishments, and accessory signs.
- C. Automobile wrecking and salvage yards, when surrounded by a well-maintained sight-obscuring fence constructed to a height of at least eight feet so that the material stored in the enclosure cannot be observed from any street adjacent to the yard.
- D. Mines, gravel pits, sand pits, clay pits, rock quarries, rock crushers and buildings and structures in connection therewith; also scenic railroads and railroad maintenance yards.

- E. Agriculture, farm machinery storage sheds, self-serve warehouse storage facilities, vegetable and fruit packing and processing plants, and livestock raising.
- F. Water wells, utility transmission lines, dams, pumping plants, power plants, sewage treatment plants subject to review and approval of the State Division of Health; solid waste disposal sites.
- G. Caretaker dwelling consisting of no more than a footprint of 800 square feet when associated with a non-residential use.
- H. Fitness center or gymnasium
- I. Retail commercial uses and cafes.
- J. Accessory buildings and parking lots incidental and accessory to other permitted uses.

17.36.050 Location requirements.

Front Setback. All buildings and structures shall be set back at least twenty-five feet from the front lot line, or fifty-five feet from the centerline of the road, whichever is greater.

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:

Rachel Stenta
City Recorder