

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2013-20**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, November 14, 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 2013-20, an ordinance amending the City of Moab Municipal Code, Chapter 17.31, RC, Resort Commercial Zone and Specifically Amending the Sign Regulations in 17.31.040(F)(2)(d), Freestanding Signs, with the Addition of Two Subsections.

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, October 31, 2013 and November 7, 2013.

ORDINANCE #2013-20

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, CHAPTER 17.31, RC, RESORT COMMERCIAL ZONE AND SPECIFICALLY AMENDING THE SIGN REGULATIONS IN 17.31.040 (F)(2)(d), *FREESTANDING SIGNS*, WITH THE ADDITION OF TWO SUBSECTIONS

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, the City adopted the Moab/Grand County North Corridor Gateway as a General Plan Amendment in March 2006, to present the community vision regarding land use preferences and development design standards related to streetscape appearance, rather than to specific architecture; and

WHEREAS, James P. Koehler, dba Moab Lodging, LLC, P.O. Box 15, Aberdeen, SD, 57402-0015, as owner of the property located at 1653 N. HWY 191 (Main Street), Moab, UT, has through his agent applied for a code text amendment as allowed under Chapter 17.04, Zoning Map Amendments and Text Amendments; and

WHEREAS, Mr. Koehler has found that the signage requirements of 17.31.040 (F)(2)(d) are inadequate for his needs; 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 of Moab Planning Commission (“Commission”) in a duly advertised public hearing held on November 14, 2013, met to hear testimony and determine the merits of the changes to Chapter 17.31 of the Moab Municipal Code; and

WHEREAS the Commission voted to recommend/not recommend that Council adopt the amending language and that adoption of Ordinance #2013-20 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 businesses located in the RC Zone; and

WHEREAS, Council reviewed the code amendment and the recommendations of City Staff and 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 #2013-20 is hereby adopted to amend the Moab Municipal Code, Chapter 17.31.040 Section F, Signage, Subsection 2.d, *Freestanding Signs*, with the following new paragraphs vi and vii:

17.31.040 F.2

- d. Freestanding Signs. All free-standing signs shall:
 - i. Be monument-style; i.e. mounted on a base (above grade) of wood, brick or stone, which is detached from any building, and built with continuous background surface from the ground up;

- ii. Be limited to a maximum height of eight feet, a maximum width of ten feet, and a maximum square footage of twenty-four square feet; provided, however, where such a sign is not internally illuminated the maximum square footage shall be forty square feet;
- iii. Be placed within a landscaped setting containing not less than one hundred twenty square feet;
- iv. Be architecturally integrated with the building by including materials, shapes and/or colors utilized in the building design;
- v. Identify the principal land use on site with one such sign per street frontage;
- vi. In locations where the property line of a business and the location of its sign is more than 50 feet from the road in which they are addressed the maximum sign area shall not exceed 110 square feet; and
- vii. In areas where the sign location is below road grade the sign height shall be limited to eight feet above the road grade which the business is addressed.

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