

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ZONE CHANGE APPLICATION**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, December 8, 2016 at approximately 6:00 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 a proposed zone change on a parcel with split zoning of R-3 Multi-Family Residential and C-3 Central Commercial. The proposed zone change application is to rezone the entire parcel to C-5 Neighborhood Commercial. The zone change application is for approximately 2.03 acres located at 46 and 76 Nob Hill as requested by the Four Corners Community Behavioral Health.

The proposed zone change application 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, November 24 and December 1, 2016.

FCCBH is a private non-profit agency which has been providing quality behavioral health services in Grand County for over 40 years. We provide an array of prevention, mental health and substance use disorder services to our community. Behavioral Health services are essential to every healthy community. We have successfully operated our clinic on 198 East Center Street and our clubhouse on 59 North 200 East for decades. We currently employ 26 professional staff members in the Moab area which include; nurses, doctors, therapists, support staff and case managers. We are good neighbors; we take pride in maintaining our buildings and grounds. Our office hours are primarily Monday Through Friday.

Four Corners is a National Health Services Corps site which means professionals can move to the area, work for 5 years and have their student loans forgiven. Because affordable housing is very difficult to secure, recruitment is often challenging.

As our community has grown, so has the need to expand to accommodate our local behavioral health needs.

We are formally requesting a zone change for the property located at 46 and 76 East Nob Hill, from its current zone status of C-3 and R-3 to C-5. Surrounded primarily by businesses, locating our agency on this property will pose very minor impact to the surrounding businesses and properties. We plan to have all required off road parking and turn arounds on the property.

Justification for Zone Change-The property is currently zoned C-3 and R-3 so the requested zone change to C5 is a minor change to include all of the property instead of just a portion of it.

This zone change will enable us to build a facility that will house FCCBH prevention and treatment services as well as up to 9 units for affordable professional staff housing. If at times, our housing is not fully utilized, we would be open to allowing other health professionals from other public services to utilize the affordable staff housing. Proximity to town is very important for the community to access services, thus the location of the property is advantageous.

Zone Change is Reasonable and Consistent with the General Plan and City Code

Zone Change is Reasonable and Consistent with the General Plan and City Code Moab City Code §§ 17.04.050 and 060 provide direction to the Planning Commission and City Council in reviewing zone change applications. Section 17.04.050 states that zoning map amendments may be approved if the applicant establishes either of the following: a) the land to be zoned was zoned in error and, as presently zoned, is inconsistent with the policies and goals of the city's general plan, or b) the area for which a map amendment is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area (emphasis added). Both of these standards are met in the present case, as discussed more fully below.

In determining whether the Applicant has met the standards above, the Planning Commission and City Council shall consider the following specific approval criteria set forth in Section 17.040.060:

- A. Was the existing zone for the property adopted in error?** Yes. There are 2 separate parcels; both have 2 zonings: R3 and C3. Multiple zones on one parcel usually reflects a planning error as it makes it impractical, if not impossible, to fully develop the property without a zone change. It is now time to correct the zoning map to clarify that the zoning for the parcel shall be unified as well.
- B. Has there been a change of character in the area including, but not limited to: other approved zone changes; new growth trends; deterioration of existing development; or the need for development transitions?** Yes: Moab's commercial core has expanded to the east of Main Street since our General Plan was adopted. Numerous commercial properties have been developed, including several new hotels. This zone change application provides the City with an opportunity to support improvement, expansion, and relocation of our existing community mental health, prevention, and substance abuse services. The multiple-zones, just east of Main Street location, and existing commercial uses surrounding it, make it a prime example of a justified zone change.
- C. Is there a need for the proposed zoning within the area or community?** Yes: 1) as explained above, we need better facilities to serve the increase in demand of services for our community members. We are also in desperate need of affordable employee housing . and 2) Applicant plans to improve and expand the facilities available to both the Moab community and its visitors on the subject property. This zone change will allow both the Moab Clinic and Interact to expand services . We can build up to 9 housing units on the property. As long as the housing is not occupied by FCCBH staff, other community service workers such as nurses, teacher and law enforcement may be housed. To this end, the Applicant's zone change request is both reasonable and desirable.
- D. Is the proposed zoning classification compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?** Yes, the zoning classification is compatible with surrounding uses; and no, there will not be adverse impacts to adjacent properties. As discussed above, the entirety of properties Main Street are zoned commercial. This property is adjacent to 3 commercial properties. Our staff affordable housing will border the east side of the property which is primarily residential. The east side of the property also borders Desert Rose Apartments. The south side also has residential housing. So there will be a nice buffer between the current neighbors and our employee housing. This proposal is fully in conformance and compliance. This property is presently adjacent to three commercial properties and is immersed in a commercial area. The proposal includes a dedication to create up to 9 units of affordable housing for employees and possibly other professionals within our community as outlined in the Moab City Council Resolution #15-2009.
- E. Will benefits be derived by the community or area by granting the proposed zoning?** See Section C above

- F. Are adequate facilities available to serve development for the type and scope of development suggested by the proposed zoning classification?** Yes: the planned improvements will require no additional facilities as it will be replace existing facilities located at 198 E Center and 59 N 200. The increased water and septic demands will be minimal for the employee housing.
- G. Does the application conform with the provisions of the Moab General Plan and the Land Use Code?**

a. The Moab City General Plan: The General Plan sets forth several goals in its introductory paragraphs, including, in relevant part:

1. Promote Downtown Moab as a center of commercial activity and employment.
2. Promote a compact development pattern that makes efficient use of public facilities and services, encourages mixes uses, protects open spaces and minimizes urban sprawl.
4. Encourage community-wide connectivity between schools, neighborhoods, work places, downtown and tourist destinations.
5. Encourage a diverse mix of year-round employment opportunities offering competitive salaries and meaningful work to raise residents' standard of living through an economically viable community.
7. Support a variety of housing opportunities in Moab

The General Plan focuses on Economic Development in its first section with stated policies that include seeking businesses that will strengthen the economy and provide year-round employment without compromising the natural environment (Policy 2), encouraging existing businesses and industries to expand (Policy 3), and work with organizations to promote diverse year-round community activities (Policy 6).

With regards to Growth & Urbanization, Section 2 of the General Plan, this rezoning request is a perfect example of reasonable re-development that encourages the upgrading of existing facilities and services (Policy 1), provides an asset to the community (Policy 2), and minimizes impacts between transitions in types of land use, especially between commercial and residential land uses (Policy 7).

Zone change requests should be reviewed carefully and cautiously. However, situations do arise which justify them. Here, the multiple zones applicable to the subject property; the need for employee affordable housing; the property's location and surrounding commercial entities; and the need to have a single parcel large enough within walking distance that is zoned accordingly to allow our 3 facilities-- the Moab Clinic, Interact and employee housing—to be located on the same property make this zone request appropriate and reasonable

