

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-12**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, April 13, 2017 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 proposed Ordinance 2017-12, an ordinance to amend Moab Municipal Code Section 17.66.020, Small Scale Planned Unit Developments, for Planned Unit Developments (PUD).

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, March 30, 2017 and April 6, 2017.

ORDINANCE #2017-12

AN ORDINANCE TO AMEND MOAB MUNICIPAL CODE SECTION 17.66.020, SMALL SCALE PLANNED UNIT DEVELOPMENTS, FOR PLANNED UNIT DEVELOPMENTS (PUD)

WHEREAS, the City of Moab ("City") adopted Chapter 17, Zoning, of the Moab Municipal Code ("Code") 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, City Staff has reviewed the requirements of Planned Unit Development, Chapter 17.66.020 and Chapter 17.45, Single-Family and Two-Family Residential Zone, and determined that the required acreages are too large for residential development on undeveloped properties; and

WHEREAS, the proposed text amendment will provide more opportunities for housing development and redevelopment on vacant land; and

WHEREAS, the proposed text amendment complies with the General Plan as amended with the addition of the Moab Area Affordable Housing Plan; and

WHEREAS, the Moab Planning Commission held a duly advertised public hearing on _____, 2017, to hear and decide the merits of said amendment; and

WHEREAS, the Commission found that the text amendment was in the best interests of the city and that Ordinance #2017-12 Would provide greater opportunities for the development of housing in Moab as established in the General Plan; and

WHEREAS, the Commission, subsequent to reviewing the public testimony and the recommendation of Staff, favorably recommends to the City Council by a __-__ vote that the suggested amendments be adopted; and

NOW, THEREFORE, Council hereby declares and ordains that the following changes are adopted and the specified code chapter and sections are amended as noted below:

17.66.020 Small scale planned unit developments.

Small scale planned unit developments shall be allowed in the **R-2**, R-3, R-4 and C-1 zones, provided that a parcel has a minimum of one acre and is owned by one continuous property owner. The standard allowable density shall be twelve dwellings per acre, up to a maximum of fifteen units per acre utilizing affordable housing density bonuses. At least ten (10) percent of the gross area of the planned unit development shall be retained in permanent open space. Parks, playgrounds, sidewalks, non-motorized pathways and trails may be computed in the ten percent open space requirement. For this section, setbacks are included in this calculation. Land proposed to be devoted to vehicular streets or roads, parking, and driveways, shall not be included in the computation of open space, park or playground areas.

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 _____, 2017.

SIGNED:

David L. Sakrison, Mayor

ATTEST:

Rachel Stenta, Recorder