

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING
PROPOSED ORDINANCE 2017-14**

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 2017-14, an ordinance to amend Chapter 17.36, I-1 Industrial Zone and Specifically Section 17.36.060, Height Requirements.

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 #2017-14
AN ORDINANCE TO AMEND CHAPTER 17.36, I-1 INDUSTRIAL ZONE
AND SPECIFICALLY SECTION 17.36.060, HEIGHT REQUIREMENTS

WHEREAS, the Moab City Council (“Council”) adopted the Moab Municipal Code (“Code”) and especially Title 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 as well as to promote a more attractive and wholesome community environment; and,

WHEREAS, from time to time Council has found it necessary to amend Title 17.00 to support the elements of the General Plan and enforce the provisions of the land use ordinances; and,

WHEREAS, it has come to the attention of the City of Moab that an amendment to Section 17.36.060 is necessary, in the interests of simplicity and clarity of Code interpretation, in that “height” and “size” parameters are currently not enumerated in the Code for the I-1 Zone; and,

WHEREAS, the proposed changes would be useful to the public in interpreting the Code, and would be useful in aiding Planning Staff in the day to day administration of the Code; and,

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

WHEREAS, the Commission, after reviewing the public testimony and the recommendation of Staff, determined that for the sake of clarity in the Code, the amendments to the height and size requirements in the I-1 Zone was necessary; and

WHEREAS, Council reviewed Ordinance #2017-____ in a regularly scheduled meeting held on _____, 2017, to hear and decide the merits of the proposed change to Section 17.36.060; and,

WHEREAS, Council found the changes to be in the best interests of the City of Moab.

NOW, THEREFORE, the Moab City Council hereby amends the language of Section 17.36.060, as it currently reads to be revised by the changes below:

I-1 Zone

17.36.060 Height and size requirements, that now reads:

Height and size requirements in the I-1 industrial zone shall be as follows:

No requirements. (Prior code § 27-13-6)

Shall be amended to read:

17.36.060 Height requirements.

The maximum building height allowed in the I-1 zone is 40 feet.

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